

Residential Revalue

2013 Assessment Roll

**Black Diamond/
E.Maple Valley**

Area 57

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: assessor.info@kingcounty.gov

<http://www.kingcounty.gov/assessor/>

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2013 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2013 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

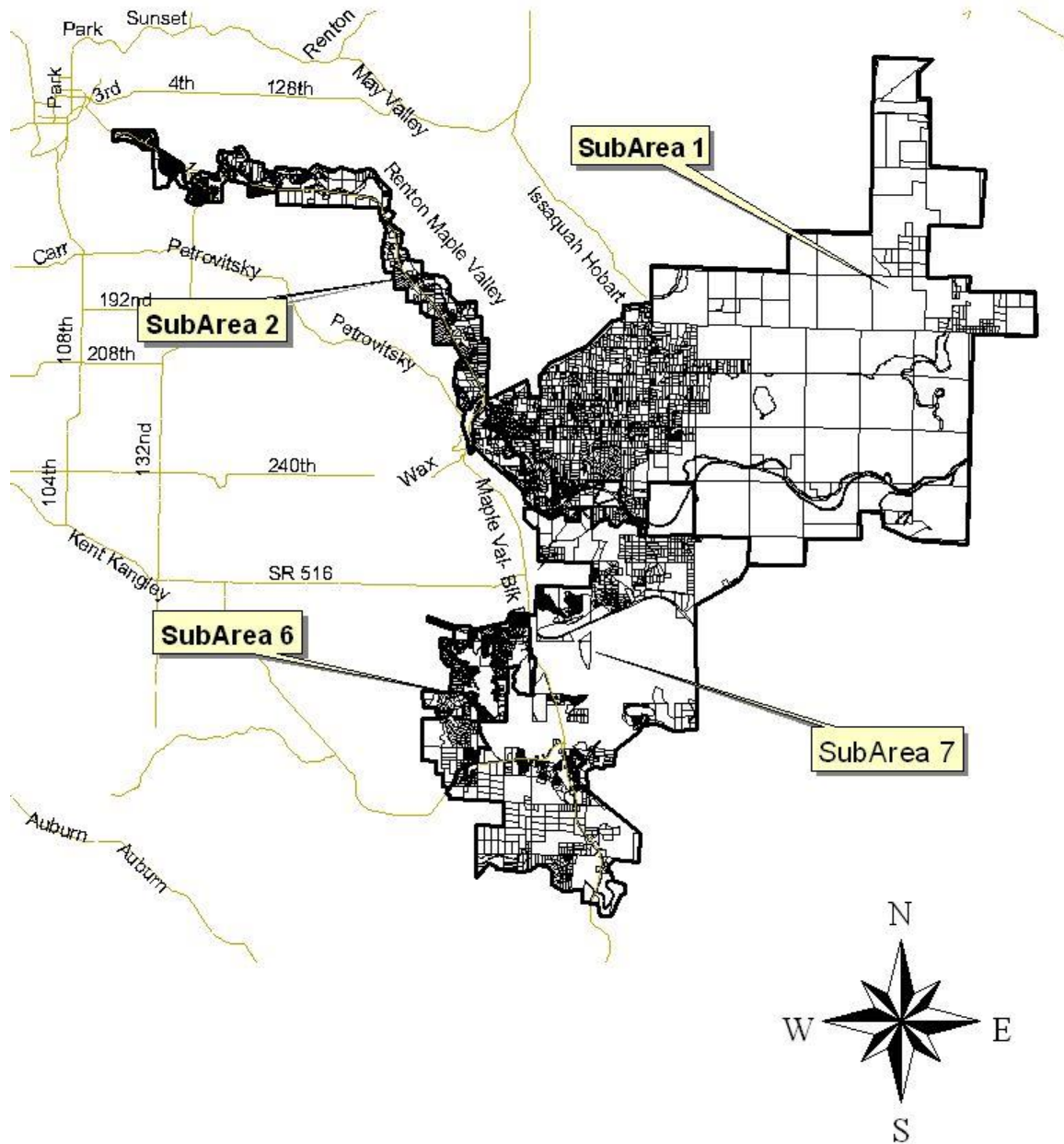
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor

Area 57



Black Diamond/ E.Maple Valley's Housing



Grade 5/ Year Built 1940/ Total Living Area 730



Grade 6/ Year Built 1943/ Total Living Area 820



Grade 7/ Year Built 1995/ Total Living Area 1540



Grade 8/ Year Built 1987/ Total Living Area 2740



Grade 9/ Year Built 1993/ Total Living Area 2680



Grade 10/ Year Built 1991/ Total Living Area 3010

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Summary

Characteristics-Based Market Adjustment for 2013 Assessment Roll

Area Name / Number: Black Diamond/E. Maple Valley / 57

Previous Physical Inspection: 2011

Number of Improved Sales: 475

Range of Sale Dates: 1/1/2010 – 1/1/2013

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2012 Value	\$108,800	\$188,500	\$297,300			
2013 Value	\$116,400	\$220,700	\$337,100	\$367,100	91.8%	8.83%
Change	+\$7,600	+\$32,200	+\$39,800			
% Change	+7.0%	+17.1%	+13.4%			

*Sales are time adjusted to 1/1/2013.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. *The 2013 COD of 8.83% is an improvement from the previous COD of 9.57%.*

Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2012 Value	\$121,600	\$172,100	\$293,700
2013 Value	\$130,200	\$198,000	\$328,200
Percent Change	+7.1%	+15.0%	+11.7%

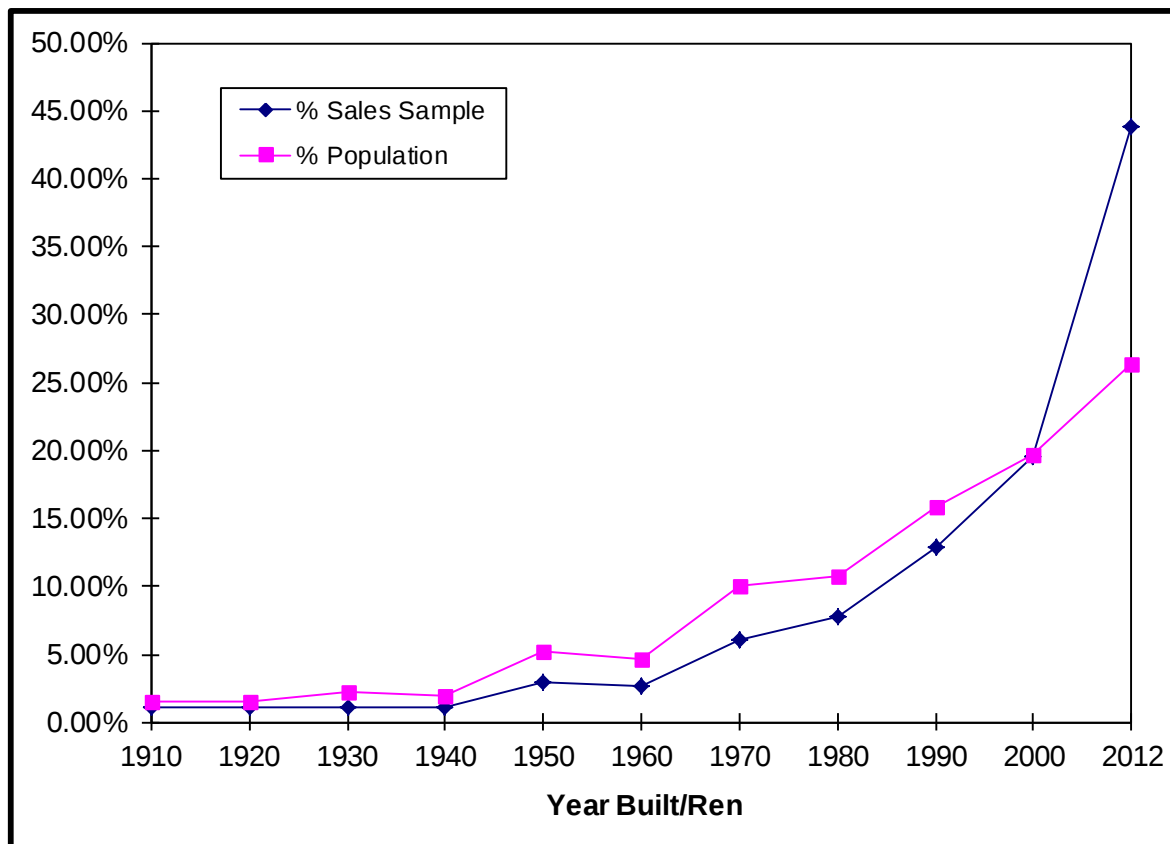
Number of one to three unit residences in the population: 5677

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based and one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Low Grade homes ≤ 6 were at a higher assessment level than the rest of the population, which resulted in a slight upward adjustment. Major 231430 (Elliott Farm) and High Grade homes ≥ 9 that were not on the waterfront, were at a lower assessment level compared to the rest of the population, resulting in a larger upward adjustment. The remaining improved properties in the population will receive a single upward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	5	1.05%
1920	5	1.05%
1930	5	1.05%
1940	5	1.05%
1950	14	2.95%
1960	13	2.74%
1970	29	6.11%
1980	37	7.79%
1990	61	12.84%
2000	93	19.58%
2012	208	43.79%
	475	

Population		
Year Built/Ren	Frequency	% Population
1910	90	1.59%
1920	87	1.53%
1930	131	2.31%
1940	110	1.94%
1950	298	5.25%
1960	265	4.67%
1970	569	10.02%
1980	614	10.82%
1990	897	15.80%
2000	1115	19.64%
2012	1501	26.44%
	5677	

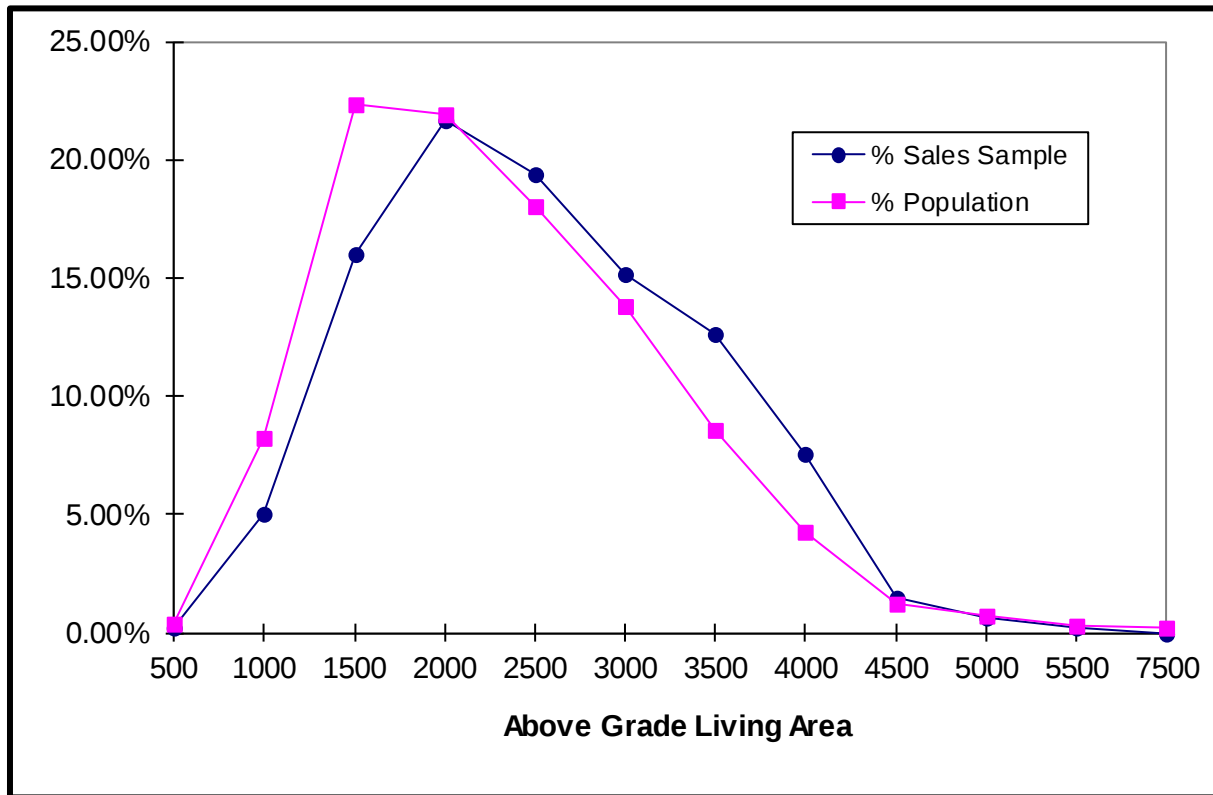


Sales of new homes built over the last few years are over represented in this sample.
This is a common occurrence due to the fact that most new homes will sell shortly after completion.
This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.21%
1000	24	5.05%
1500	76	16.00%
2000	103	21.68%
2500	92	19.37%
3000	72	15.16%
3500	60	12.63%
4000	36	7.58%
4500	7	1.47%
5000	3	0.63%
5500	1	0.21%
7500	0	0.00%
	475	

Population		
AGLA	Frequency	% Population
500	23	0.41%
1000	467	8.23%
1500	1268	22.34%
2000	1242	21.88%
2500	1025	18.06%
3000	784	13.81%
3500	489	8.61%
4000	240	4.23%
4500	69	1.22%
5000	40	0.70%
5500	17	0.30%
7500	13	0.23%
	5677	

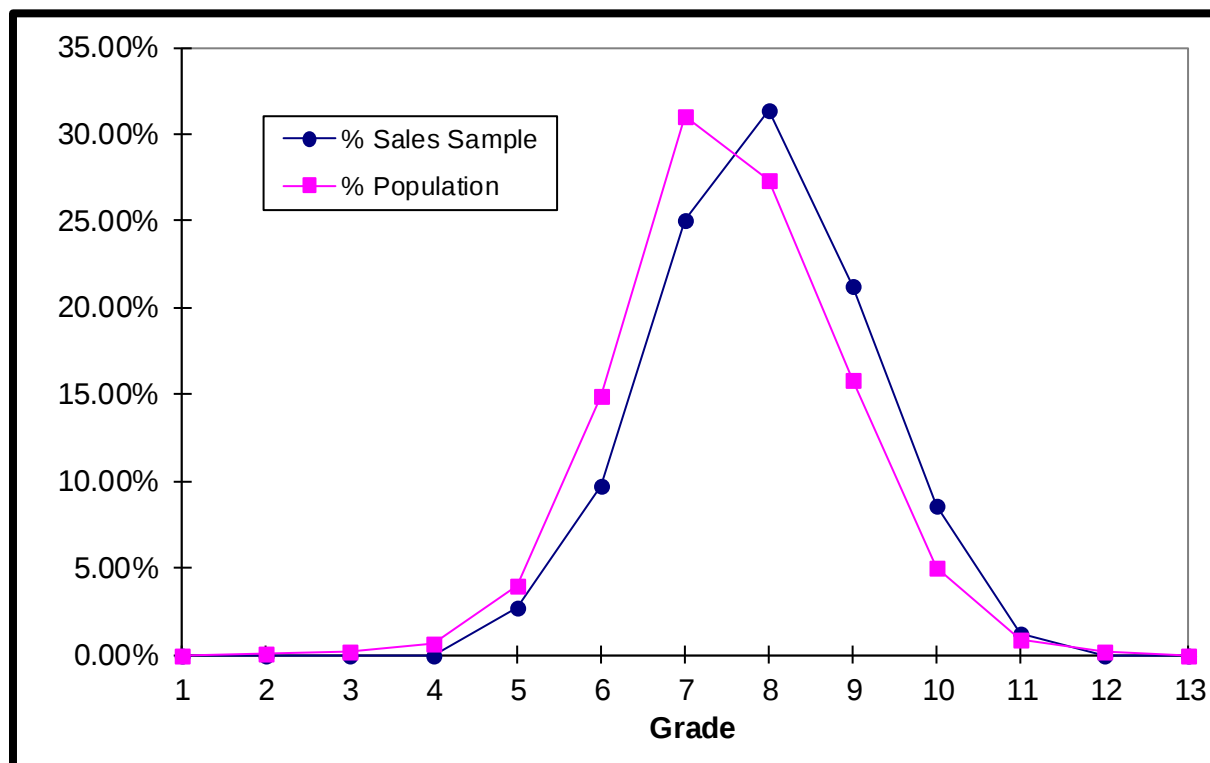


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	13	2.74%
6	46	9.68%
7	119	25.05%
8	149	31.37%
9	101	21.26%
10	41	8.63%
11	6	1.26%
12	0	0.00%
13	0	0.00%
	475	

Grade	Frequency	% Population
1	0	0.00%
2	4	0.07%
3	13	0.23%
4	37	0.65%
5	223	3.93%
6	847	14.92%
7	1759	30.98%
8	1555	27.39%
9	896	15.78%
10	286	5.04%
11	48	0.85%
12	9	0.16%
13	0	0.00%
	5677	



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2012
5. Existing residences where the data for 2012 is significantly different than the data for 2013 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2012 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

Based on the 17 usable land sales available in the area, and their 2012 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 7.1% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

2013 Land Value = 2012 Land Value x 1.075, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based and one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Low Grade homes ≤ 6 were at a higher assessment level than the rest of the population, which resulted in a slight upward adjustment. Major 231430 (Elliott Farm) and High Grade homes ≥ 9 that were not on the waterfront, were at a lower assessment level compared to the rest of the population, resulting in a larger upward adjustment. The remaining improved properties in the population will receive a single upward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 475 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2013. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

Mobile Home Update

There were ten sales of Mobile Homes within this area, which also supported the Mobile Homes receiving the Total % Change indicated by model analysis adjustments as reflected on the Adjustments page.

Results

The resulting assessment level is 91.8%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +11.7%. This increase is due partly to market changes over time and the previous assessment levels.

Note: The City is anticipating two development areas in Black Diamond, The Villages and Lawson Hills. These planned developments will have a huge impact on the City's Capital Improvement Program, as up to 6,000 new homes may be built eventually in those new neighborhoods. However, at present, neither development has had final approval nor is there a start date for construction. According to the City of Black Diamond's Comprehensive Plan, the City's widening of streets and sidewalks to meet up with the developments infrastructure will not be constructed before 2016. The Villages plan calls for 4,800 residences, 775,000 square feet of retail, office and light industrial on 1,196 acres. The Lawson Hills plans for about 1200 homes on 371 acres with retail and office space.

Additional Note: Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

Area 57 Adjustments

2013 Total Value = 2012 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Standard Area Adjustment

10.31%

Major 231430

Yes

Elliott Farm

% Adjustment

18.45%

Low Grade <=6

Yes

% Adjustment

1.44%

High Grade >=9

& Not

Yes

Waterfront

% Adjustment

19.31%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in Major 231430 (Elliott Farm Subdivision) would *approximately* receive a +18.45% upward adjustment. 95 parcels in the improved population would receive this adjustment. There were 13 sales.

For instance, a parcel with a Grade <=6 would *approximately* receive a +1.44% upward adjustment. 1124 parcels in the improved population would receive this adjustment. There were 59 sales.

For instance, a parcel with a Grade >=9 and not on waterfront would *approximately* receive a +19.31% upward adjustment. 1136 parcels in the improved population would receive this adjustment. There were 143 sales.

There were no properties that would receive a multiple variable adjustment.

Generally Grade<=6 parcels were at a higher assessment level than the rest of the population. Generally parcels in Major 231430 (Elliott Farm) and Grade>=9 parcels that were not on the waterfront, were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

58.5% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 57 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
231430	Elliott Farm	13	95	13.7%	SE-22-23-5	002	8	1997 thru 2002	SE 154 TH Pl and 141st Pl SE



Area 57 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2013**.

For example, a sale of \$525000 which occurred on April 1, 2012 would be adjusted by the time trend factor of 1.079 resulting in an adjusted value of \$566000 (\$525000 X 1.079=\$566475) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.890	-11.0%
2/1/2010	0.909	-9.1%
3/1/2010	0.925	-7.5%
4/1/2010	0.942	-5.8%
5/1/2010	0.957	-4.3%
6/1/2010	0.973	-2.7%
7/1/2010	0.986	-1.4%
8/1/2010	1.000	0.0%
9/1/2010	1.012	1.2%
10/1/2010	1.023	2.3%
11/1/2010	1.034	3.4%
12/1/2010	1.044	4.4%
1/1/2011	1.053	5.3%
2/1/2011	1.061	6.1%
3/1/2011	1.067	6.7%
4/1/2011	1.073	7.3%
5/1/2011	1.079	7.9%
6/1/2011	1.083	8.3%
7/1/2011	1.087	8.7%
8/1/2011	1.089	8.9%
9/1/2011	1.091	9.1%
10/1/2011	1.092	9.2%
11/1/2011	1.092	9.2%
12/1/2011	1.091	9.1%
1/1/2012	1.089	8.9%
2/1/2012	1.087	8.7%
3/1/2012	1.083	8.3%
4/1/2012	1.079	7.9%
5/1/2012	1.074	7.4%
6/1/2012	1.068	6.8%
7/1/2012	1.061	6.1%
8/1/2012	1.053	5.3%
9/1/2012	1.044	4.4%
10/1/2012	1.034	3.4%
11/1/2012	1.024	2.4%
12/1/2012	1.012	1.2%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	112206	9146	6/20/12	\$110,000	\$117,000	880	5	1950	Good	43560	N	N	21403 260TH AVE SE
001	146540	0160	6/14/10	\$249,000	\$244,000	1290	5	1933	Avg	71695	Y	N	24809 SE 235TH PL
001	112206	9116	2/7/12	\$164,900	\$179,000	1560	5	1941	Good	38000	N	N	21635 260TH AVE SE
001	122206	9025	5/20/11	\$279,000	\$302,000	1570	5	1915	Avg	207781	Y	N	21433 276TH AVE SE
001	439600	0090	12/19/11	\$187,000	\$204,000	1070	6	1964	Good	20716	N	N	22505 285TH AVE SE
001	112206	9138	10/22/12	\$309,950	\$318,000	1550	6	1926	Good	206910	N	N	24617 SE 216TH ST
001	362306	9018	6/15/11	\$225,000	\$244,000	1810	6	1983	Avg	40014	N	N	18903 276TH AVE SE
001	439600	0420	12/7/11	\$190,000	\$207,000	1080	7	1968	Good	16459	N	N	28615 SE 226TH ST
001	439600	0550	10/8/10	\$221,300	\$227,000	1080	7	1968	Avg	15018	N	N	28535 SE 228TH ST
001	112206	9080	7/13/11	\$327,000	\$356,000	1150	7	1974	VGood	239144	N	N	21917 260TH AVE SE
001	122206	9157	2/8/10	\$275,000	\$251,000	1210	7	1979	Avg	52707	N	N	22310 270TH AVE SE
001	122206	9157	11/21/12	\$240,000	\$244,000	1210	7	1979	Avg	52707	N	N	22310 270TH AVE SE
001	112206	9173	6/21/12	\$272,500	\$290,000	1220	7	2011	Avg	36250	N	N	22139 250TH PL SE
001	012206	9093	6/23/10	\$350,000	\$344,000	1250	7	1985	Good	108028	Y	N	26715 SE 196TH ST
001	803400	0020	11/3/11	\$280,000	\$306,000	1290	7	1968	Good	78210	Y	N	20833 253RD AVE SE
001	102206	9070	8/15/11	\$240,000	\$262,000	1320	7	1958	Good	28466	N	N	21837 244TH AVE SE
001	122206	9083	8/29/12	\$306,000	\$320,000	1440	7	1959	Avg	102801	N	N	21650 260TH AVE SE
001	112206	9073	1/15/10	\$399,900	\$359,000	1510	7	1963	Avg	177222	N	N	24645 SE 216TH ST
001	439600	0530	7/27/10	\$192,000	\$192,000	1520	7	1968	Good	15090	N	N	28515 SE 228TH ST
001	112206	9101	10/19/11	\$365,471	\$399,000	1530	7	1969	Avg	444748	N	N	25304 SE 224TH ST
001	112206	9109	11/14/12	\$329,950	\$336,000	1530	7	1970	VGood	95832	N	N	25604 SE 224TH ST
001	803400	0120	10/18/10	\$330,000	\$340,000	1620	7	1974	Avg	79714	N	N	21030 254TH PL SE
001	072207	9087	11/22/11	\$200,129	\$218,000	1670	7	2003	Avg	13650	N	N	22302 284TH AVE SE
001	102206	9075	6/21/12	\$200,000	\$213,000	1680	7	1960	Good	77135	N	N	24310 SE 223RD ST

Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	122206	9191	1/15/10	\$463,672	\$417,000	1690	7	1992	Avg	220288	N	N	22014 266TH PL SE
001	511330	0020	8/2/10	\$223,000	\$223,000	1760	7	1965	Avg	25639	N	N	21812 230TH AVE SE
001	012206	9026	7/18/12	\$385,000	\$407,000	1966	7	2000	Avg	169012	Y	N	27416 SE 208TH ST
001	142206	9075	11/19/12	\$324,000	\$330,000	2050	7	1975	Good	85813	N	N	22623 255TH PL SE
001	112206	9166	2/16/12	\$310,804	\$337,000	2060	7	1981	Good	191664	Y	N	21008 244TH AVE SE
001	132206	9004	6/28/12	\$305,000	\$324,000	2250	7	1959	Good	79279	N	N	22849 276TH AVE SE
001	122206	9067	6/3/10	\$360,000	\$350,000	2320	7	1964	Good	90169	N	N	26060 SE 224TH ST
001	146540	0172	4/15/11	\$310,000	\$334,000	2350	7	1983	Good	43995	Y	N	24839 SE 235TH PL
001	142206	9084	6/13/11	\$419,950	\$455,000	2850	7	1980	Good	53143	N	N	22708 251ST AVE SE
001	152206	9074	3/28/12	\$437,500	\$472,000	1610	8	2009	Avg	95396	N	N	22851 244TH AVE SE
001	072207	9074	12/3/10	\$355,450	\$371,000	1800	8	1990	Avg	60548	N	N	29008 SE 216TH WAY
001	062207	9024	6/19/12	\$465,000	\$495,000	1860	8	1988	Avg	219766	N	N	28214 SE 208TH ST
001	062207	9024	11/10/10	\$431,000	\$447,000	1860	8	1988	Avg	219766	N	N	28214 SE 208TH ST
001	132206	9030	12/1/10	\$429,000	\$448,000	1920	8	1962	Good	79714	N	N	27221 SE 224TH ST
001	511440	0020	3/30/12	\$326,000	\$352,000	1940	8	1968	Good	31806	N	N	21615 253RD AVE SE
001	122206	9053	2/2/10	\$435,000	\$396,000	2180	8	2005	Avg	204296	Y	N	26910 SE 216TH ST
001	512620	0050	4/12/10	\$349,900	\$332,000	2260	8	1985	Avg	109335	N	N	22613 262ND AVE SE
001	512620	0010	11/2/11	\$365,000	\$399,000	2280	8	1987	Avg	108900	N	N	26100 SE 225TH PL
001	112206	9006	7/28/11	\$474,950	\$517,000	2320	8	1996	Avg	185130	N	N	25113 SE 208TH ST
001	512621	0640	9/20/12	\$416,850	\$433,000	2410	8	1986	Avg	118483	N	N	26326 SE 237TH ST
001	122206	9085	9/16/11	\$375,000	\$409,000	2580	8	1976	Good	152024	N	N	26024 SE 220TH ST
001	512621	0660	8/4/11	\$370,000	\$403,000	2630	8	1986	Avg	114562	N	N	26216 SE 237TH ST
001	146740	0181	3/14/11	\$344,100	\$368,000	2770	8	1977	Avg	134164	Y	N	25611 SE 240TH ST
001	803400	0141	7/17/12	\$485,000	\$512,000	3000	8	2004	Avg	37126	Y	N	20928 253RD AVE SE
001	156092	0310	6/27/12	\$465,000	\$494,000	1590	9	1985	Avg	37362	N	N	23226 SE 224TH CT

Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	512621	0190	7/6/12	\$519,000	\$550,000	1690	9	1993	Avg	111949	N	N	23748 262ND PL SE
001	156091	0190	8/26/10	\$374,000	\$378,000	2420	9	1983	Avg	38750	N	N	22526 241ST AVE SE
001	182207	9069	12/20/10	\$500,000	\$525,000	2430	9	2006	Avg	220413	N	N	28825 SE 226TH ST
001	156092	0080	9/30/11	\$397,000	\$433,000	2530	9	1985	Avg	31878	N	N	22603 238TH PL SE
001	856730	0160	7/15/11	\$454,000	\$494,000	2760	9	1986	Avg	34600	N	N	23307 SE 219TH ST
001	122206	9193	8/5/11	\$575,000	\$626,000	2790	9	1998	Avg	174240	N	N	26122 SE 220TH ST
001	102206	9044	4/27/11	\$517,000	\$557,000	3110	9	1992	Avg	217364	N	N	23631 SE 216TH ST
001	512621	0370	2/8/12	\$460,000	\$500,000	3250	9	1988	Avg	152024	N	N	23130 264TH AVE SE
001	156091	0200	9/27/11	\$360,000	\$393,000	3280	9	1983	Avg	35875	N	N	22506 241ST AVE SE
001	102206	9165	3/12/12	\$479,000	\$518,000	3330	9	1994	Avg	143748	N	N	21829 240TH PL SE
001	102206	9193	12/18/12	\$694,000	\$698,000	3420	9	2003	Good	43568	N	N	23107 SE 222ND ST
001	512621	0260	12/28/11	\$487,000	\$531,000	3780	9	1989	Avg	110642	Y	N	23662 266TH AVE SE
001	512621	0330	9/30/10	\$715,000	\$732,000	2290	10	2003	Avg	108900	N	N	23410 264TH AVE SE
001	062207	9125	6/29/11	\$1,650,000	\$1,792,000	3120	10	1997	Avg	705672	Y	N	28603 SE 204TH ST
001	102206	9169	7/18/11	\$629,000	\$684,000	3310	10	2004	Avg	222275	N	N	22131 230TH AVE SE
001	156093	0520	12/3/12	\$575,000	\$582,000	3680	10	1990	Avg	36450	N	N	22102 238TH PL SE
001	112206	9100	4/18/12	\$1,096,022	\$1,179,000	3400	11	1994	Avg	104544	N	N	21860 244TH AVE SE
001	112206	9099	8/24/12	\$820,000	\$858,000	4390	11	1994	Avg	104544	N	N	21840 244TH AVE SE
002	322306	9105	2/9/12	\$108,000	\$117,000	480	5	1958	VGood	9520	N	N	19001 RENTON-MAPLE VALLEY RD SE
002	092206	9079	1/24/12	\$101,000	\$110,000	770	5	1960	Good	10066	N	N	22519 SE BAIN RD
002	222305	9135	10/19/11	\$140,000	\$153,000	1190	5	1963	Good	10018	N	N	13123 SE 149TH ST
002	512640	0055	3/26/12	\$169,000	\$182,000	740	6	1943	Avg	7200	N	N	3106 SE 5TH ST
002	512640	0070	4/7/11	\$122,000	\$131,000	750	6	1943	Good	7200	N	N	3118 SE 5TH ST
002	512690	0165	11/16/12	\$148,000	\$151,000	790	6	1944	Avg	8862	N	N	3224 SE 6TH ST
002	512690	0280	4/5/10	\$165,000	\$156,000	790	6	1944	Avg	13042	N	N	3624 SE 5TH ST

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Area 57
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	512690	0240	9/4/12	\$182,500	\$190,000	800	6	1944	Good	8028	N	N	3425 SE 5TH ST
002	512640	0040	5/15/12	\$165,000	\$177,000	820	6	1943	VGood	7200	N	N	3016 SE 5TH ST
002	512690	0135	2/2/12	\$160,000	\$174,000	850	6	1944	Good	8531	N	N	3320 SE 6TH ST
002	512690	0070	8/11/11	\$180,000	\$196,000	890	6	1944	Good	7558	N	N	3500 SE 5TH ST
002	512800	0030	4/14/11	\$134,417	\$145,000	890	6	1948	Good	8040	N	N	14917 130TH AVE SE
002	512640	0095	8/30/12	\$185,500	\$194,000	1000	6	1943	Good	7330	N	N	3224 SE 5TH ST
002	512690	0440	3/26/10	\$210,000	\$197,000	1130	6	1986	Good	7200	N	N	3503 SE 6TH ST
002	511140	0091	1/11/12	\$128,000	\$139,000	1140	6	1959	Avg	17510	N	N	19861 RENTON-MAPLE VALLEY RD SE
002	146940	0012	11/9/10	\$172,000	\$178,000	1190	6	1990	Avg	51220	N	N	17819 RENTON-MAPLE VALLEY RD SE
002	512800	0040	11/19/11	\$201,000	\$219,000	1250	6	1966	VGood	7315	N	N	14905 130TH AVE SE
002	512640	0015	6/21/12	\$143,000	\$152,000	1320	6	1943	VGood	10916	N	N	2930 SE 5TH ST
002	232206	9076	8/24/11	\$261,000	\$285,000	1530	6	1983	Good	9750	Y	Y	24129 250TH AVE SE
002	232305	9077	9/9/10	\$212,500	\$216,000	1800	6	1940	VGood	17813	N	N	15440 SE JONES RD
002	232305	9014	10/1/12	\$225,000	\$233,000	1830	6	1918	VGood	85377	N	N	15224 150TH LN SE
002	208520	0045	6/12/12	\$245,000	\$261,000	1980	6	1969	Avg	29801	Y	Y	22626 DORRE DON CT SE
002	512690	0140	4/22/10	\$228,000	\$217,000	790	7	2008	Avg	7745	N	N	3316 SE 6TH ST
002	212305	9036	11/17/11	\$347,000	\$379,000	970	7	2008	Avg	9583	Y	Y	13003 SE 151ST ST
002	322306	9080	4/5/10	\$252,950	\$239,000	990	7	1960	Good	41000	N	N	17629 RENTON-MAPLE VALLEY RD SE
002	222305	9049	11/30/11	\$140,000	\$153,000	1040	7	1956	Good	12580	N	N	14929 134TH AVE SE
002	322306	9067	10/5/10	\$199,900	\$205,000	1080	7	1953	VGood	39300	N	N	17615 RENTON-MAPLE VALLEY RD SE
002	639960	0290	1/31/11	\$200,000	\$212,000	1120	7	1974	Good	15688	Y	Y	24133 SE 238TH ST
002	147140	0035	4/23/10	\$260,000	\$248,000	1140	7	1979	Good	11706	Y	Y	3321 SE 7TH ST
002	918970	0150	7/27/10	\$220,000	\$219,000	1190	7	1967	Good	9200	N	N	13110 SE 151ST ST
002	208520	0395	7/2/10	\$263,000	\$260,000	1200	7	1969	Good	19520	Y	Y	22521 DORRE DON WAY SE
002	668940	0076	2/18/11	\$185,000	\$197,000	1260	7	1959	Good	9900	N	N	3913 SE 11TH ST

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Area 57
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	275220	0030	4/22/10	\$310,000	\$295,000	1360	7	1931	Good	217800	N	N	21021 RENTON-MAPLE VALLEY RD SE
002	918970	0095	12/10/12	\$180,000	\$182,000	1390	7	1959	Good	10647	N	N	13104 SE 151ST ST
002	512640	0010	2/28/12	\$240,000	\$260,000	1460	7	1998	Avg	6824	N	N	2924 SE 5TH ST
002	222305	9116	12/13/11	\$289,920	\$316,000	1640	7	1970	Good	12781	Y	Y	13307 SE 151ST ST
002	208520	0265	2/26/10	\$260,000	\$240,000	1660	7	1984	VGood	5655	Y	Y	22813 UPPER DORRE DON WAY SE
002	668940	0120	1/11/12	\$242,000	\$263,000	1660	7	1967	Good	10508	Y	Y	1205 SHELTON AVE SE
002	680610	0010	7/11/12	\$255,000	\$270,000	1680	7	2005	Avg	4690	N	N	15311 145TH AVE SE
002	222305	9080	11/17/11	\$285,000	\$311,000	1730	7	2005	Avg	19884	Y	Y	15040 135TH AVE SE
002	680610	0560	2/17/11	\$249,950	\$266,000	1940	7	2005	Avg	4751	N	N	14547 SE 153RD PL
002	680610	0580	11/15/12	\$269,000	\$274,000	1940	7	2005	Avg	4751	N	N	14559 SE 153RD PL
002	102206	9061	9/12/12	\$383,000	\$398,000	2420	7	1974	Avg	50490	Y	Y	22802 SE 224TH ST
002	232206	9057	5/19/10	\$417,000	\$403,000	2540	7	1966	VGood	31770	Y	Y	24601 250TH AVE SE
002	680610	0350	12/8/11	\$305,000	\$333,000	2748	7	2005	Avg	4724	N	N	14608 SE 153RD PL
002	680610	0330	3/29/12	\$309,950	\$335,000	3150	7	2005	Avg	5410	N	N	15320 146TH PL SE
002	510445	0780	6/23/12	\$291,000	\$309,000	1230	8	1989	Good	8503	Y	N	13936 SE 158TH ST
002	510445	1010	8/19/11	\$285,500	\$311,000	1620	8	1989	Avg	8625	N	N	14025 SE 159TH PL
002	885689	0040	5/21/10	\$299,000	\$289,000	1620	8	1986	Avg	9838	N	N	16002 SE 156TH ST
002	510445	1050	3/13/12	\$265,900	\$288,000	1710	8	1990	Avg	11506	N	N	14047 SE 159TH PL
002	885689	0190	3/17/10	\$307,000	\$287,000	1750	8	1987	Avg	9879	N	N	15613 160TH CT SE
002	885689	0320	10/2/12	\$267,000	\$276,000	1780	8	1987	Avg	10716	N	N	16122 SE 156TH ST
002	510445	1090	9/7/11	\$267,300	\$292,000	1790	8	1987	Good	11646	N	N	14063 SE 159TH PL
002	222305	9061	5/18/10	\$510,000	\$493,000	1805	8	1988	VGood	33031	Y	Y	13335 SE 151ST ST
002	510445	0620	6/20/11	\$332,500	\$361,000	1830	8	1988	Avg	8761	N	N	15619 140TH PL SE
002	510445	1030	7/23/10	\$319,950	\$319,000	1860	8	1990	Good	9790	Y	N	14037 SE 159TH PL
002	152206	9016	8/21/12	\$345,000	\$361,000	1880	8	1967	Avg	48787	N	N	23372 DORRE DON WAY SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	510445	0890	8/9/12	\$289,300	\$304,000	1920	8	1989	Avg	8999	N	N	14019 SE 158TH ST
002	510445	0470	8/19/11	\$310,000	\$338,000	2030	8	1988	Good	8894	Y	N	15606 139TH CT SE
002	222206	9017	6/15/12	\$457,500	\$487,000	2084	8	1996	Good	79279	N	N	24235 SE 248TH ST
002	231430	0160	9/14/12	\$314,500	\$327,000	2090	8	1997	Avg	6820	N	N	14186 SE 154TH PL
002	885692	0190	3/6/12	\$275,000	\$298,000	2110	8	1991	Avg	17957	N	N	15619 SE 157TH ST
002	885692	0550	10/4/11	\$248,500	\$271,000	2130	8	1991	Avg	8404	N	N	15708 SE 157TH ST
002	885692	0710	3/4/11	\$248,500	\$265,000	2130	8	1991	Avg	6641	N	N	15606 157TH AVE SE
002	231430	0050	11/27/12	\$370,000	\$375,000	2150	8	1998	Avg	4579	N	N	14124 SE 154TH PL
002	510445	0640	11/4/11	\$275,000	\$300,000	2290	8	1989	Avg	8504	N	N	15631 140TH PL SE
002	918970	0045	8/10/11	\$355,000	\$387,000	2290	8	1960	VGood	16258	Y	Y	13215 SE 151ST ST
002	231430	0130	8/13/10	\$349,950	\$352,000	2350	8	1998	Avg	4831	N	N	14172 SE 154TH PL
002	231430	0250	9/17/12	\$317,900	\$330,000	2370	8	1998	Avg	5050	N	N	15478 141ST PL SE
002	885692	0130	3/14/12	\$287,000	\$310,000	2400	8	1992	Avg	9757	N	N	15624 158TH AVE SE
002	142206	9092	5/21/12	\$475,000	\$508,000	2520	8	1992	Good	247246	Y	Y	24628 SE 238TH ST
002	231430	0280	5/1/12	\$350,700	\$377,000	2580	8	1998	Avg	5387	N	N	15490 141ST PL SE
002	231430	0660	7/26/12	\$419,500	\$442,000	2690	8	1998	Avg	16357	N	N	15713 142ND PL SE
002	231430	0590	11/27/12	\$419,000	\$425,000	2700	8	1998	Avg	8511	N	N	15773 142ND PL SE
002	231430	0820	10/26/12	\$421,500	\$432,000	2700	8	1999	Avg	10695	N	N	14219 SE 157TH PL
002	231430	0880	4/15/10	\$427,000	\$405,000	2720	8	1997	Avg	7636	N	N	15734 142ND PL SE
002	147157	0230	8/13/12	\$405,000	\$425,000	2730	8	1995	Avg	33623	N	N	24015 SE 241ST ST
002	231430	0570	12/17/10	\$349,950	\$367,000	2760	8	1998	Avg	7186	Y	N	15789 142ND PL SE
002	231430	0690	10/10/12	\$389,000	\$401,000	2760	8	1999	Avg	8265	N	N	15712 143RD AVE SE
002	231430	0730	12/3/10	\$370,000	\$386,000	2910	8	1999	Avg	8806	N	N	15740 143RD AVE SE
002	231430	0930	6/2/10	\$427,000	\$416,000	2930	8	1998	Avg	7463	N	N	15751 143RD AVE SE
002	918970	0050	3/31/11	\$358,200	\$384,000	3060	8	1965	Good	19224	Y	Y	13221 SE 151ST ST

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Area 57
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	891410	0150	10/25/11	\$429,900	\$469,000	1900	9	1994	Avg	67518	Y	N	13920 SE 159TH PL
002	029600	0080	10/8/12	\$535,000	\$552,000	2050	9	1995	Avg	83635	N	N	16425 SE JONES RD
002	780645	0110	3/15/10	\$500,000	\$466,000	2440	9	1990	Avg	37268	N	N	15253 162ND AVE SE
002	891410	0160	8/28/12	\$470,000	\$491,000	2570	9	1993	Avg	23442	Y	N	13938 SE 159TH PL
002	780645	0170	3/28/12	\$479,950	\$518,000	2720	9	1990	Avg	35990	N	N	15239 160TH PL SE
002	147157	0300	5/10/10	\$565,000	\$543,000	2750	9	1995	Avg	39304	N	N	24239 242ND WAY SE
002	780645	0090	7/1/11	\$451,000	\$490,000	2810	9	1991	Avg	38504	N	N	15233 162ND AVE SE
002	891410	0190	6/22/10	\$449,950	\$442,000	2860	9	1994	Avg	16700	Y	N	13982 SE 159TH PL
002	232206	9132	11/30/10	\$525,000	\$548,000	3060	9	2007	Avg	163786	Y	Y	24120 244TH AVE SE
002	510447	0070	5/18/10	\$419,000	\$405,000	3110	9	1995	Avg	18843	N	N	15707 138TH PL SE
002	222206	9043	1/14/10	\$610,000	\$548,000	3130	9	1992	Avg	104108	N	N	24023 SE 244TH ST
002	147157	0310	11/26/12	\$535,000	\$543,000	3160	9	1994	Avg	36367	N	N	24018 SE 243RD ST
002	510447	0080	1/21/10	\$469,500	\$424,000	3240	9	1995	Avg	24259	N	N	15713 138TH PL SE
002	232206	9189	4/23/12	\$600,000	\$645,000	3377	9	1999	Avg	62726	N	N	24851 247TH PL SE
002	152206	9020	11/19/12	\$630,000	\$641,000	3998	9	1998	Avg	427660	Y	Y	23839 SE 241ST ST
002	891410	0170	3/31/10	\$685,000	\$645,000	2910	10	1993	Avg	12283	Y	N	13970 SE 159TH PL
002	733030	0140	3/2/11	\$495,000	\$528,000	3160	10	2007	Avg	8327	N	N	23272 SE DAYBREAK PL
002	152206	9099	3/16/11	\$675,000	\$722,000	3640	10	1990	VGood	297514	N	N	22823 240TH AVE SE
002	733030	0060	2/1/11	\$520,000	\$552,000	3680	10	2007	Avg	12251	N	N	23423 SE DAYBREAK PL
002	891410	0130	4/26/10	\$1,259,000	\$1,202,000	4270	11	2006	Avg	77101	Y	N	13902 SE 159TH PL
006	439160	0040	8/10/11	\$350,000	\$381,000	640	5	1938	Avg	6662	Y	Y	30734 229TH PL SE
006	615180	0569	1/11/12	\$153,000	\$167,000	1010	6	1975	Avg	10985	N	N	21719 SE 290TH ST
006	615180	0180	7/17/12	\$360,000	\$380,000	1040	6	1964	Good	19646	Y	Y	21825 SE 289TH ST
006	615180	0604	12/28/11	\$135,000	\$147,000	1270	6	1976	Avg	10263	N	N	22005 SE 288TH ST
006	439220	0290	6/21/11	\$148,450	\$161,000	1300	6	1977	Avg	17576	N	N	30465 227TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	615180	0623	6/15/11	\$250,000	\$271,000	1400	6	1975	Good	23980	N	N	29010 220TH PL SE
006	615180	0568	11/7/12	\$150,000	\$153,000	1430	6	1975	Avg	10412	N	N	21711 SE 290TH ST
006	615180	0577	12/12/12	\$185,000	\$187,000	1450	6	1975	VGood	15807	N	N	28927 218TH AVE SE
006	406830	0170	2/4/11	\$178,400	\$189,000	1050	7	1976	Avg	9375	N	N	28909 229TH PL SE
006	681795	0270	5/27/11	\$132,500	\$143,000	1050	7	1980	Avg	11179	N	N	28708 235TH AVE SE
006	679140	0040	2/22/10	\$192,950	\$178,000	1080	7	1977	Avg	12481	N	N	22722 SE 324TH ST
006	679140	0600	12/26/12	\$228,950	\$230,000	1080	7	1978	Good	12036	N	N	22401 SE 322ND ST
006	032106	9009	10/9/12	\$213,000	\$220,000	1210	7	1987	Avg	33899	N	N	30002 232ND AVE SE
006	406830	0070	4/16/12	\$180,000	\$194,000	1220	7	1976	Good	8307	N	N	28940 229TH PL SE
006	615180	0125	11/10/11	\$372,000	\$406,000	1460	7	1948	Good	18729	Y	Y	29023 220TH PL SE
006	042106	9067	12/21/12	\$295,000	\$296,000	1510	7	2005	Avg	81022	N	N	29723 221ST AVE SE
006	615180	0050	10/21/11	\$595,000	\$650,000	1520	7	1964	Good	15770	Y	Y	29058 222ND PL SE
006	406830	0220	4/17/10	\$255,500	\$243,000	1650	7	1976	Avg	9600	N	N	28854 229TH AVE SE
006	679140	0120	11/2/10	\$259,000	\$268,000	1660	7	1977	Avg	13929	N	N	32204 227TH PL SE
006	757420	0080	3/3/11	\$307,000	\$328,000	1800	7	1971	VGood	47916	N	N	23527 SE 299TH ST
006	757420	0010	8/22/11	\$320,000	\$349,000	2370	7	1985	Good	35520	N	N	29852 232ND AVE SE
006	770143	0220	10/3/12	\$278,750	\$288,000	1400	8	1995	Avg	67871	N	N	23229 SE 285TH ST
006	406900	0110	4/15/10	\$240,000	\$228,000	1430	8	1978	Avg	21507	N	N	22434 SE 297TH ST
006	757006	0150	3/3/10	\$279,000	\$258,000	1450	8	1988	Good	12081	N	N	28452 238TH AVE SE
006	439160	0206	3/22/12	\$319,950	\$346,000	1470	8	1988	Avg	30008	N	N	22817 SE 307TH PL
006	615180	0235	2/18/10	\$699,950	\$643,000	1620	8	1977	Good	25120	Y	Y	29116 218TH AVE SE
006	615180	0235	11/13/12	\$675,000	\$688,000	1620	8	1977	Good	25120	Y	Y	29116 218TH AVE SE
006	770143	0240	8/1/12	\$221,000	\$233,000	1620	8	1995	Avg	35634	N	N	28512 234TH CT SE
006	928380	0100	3/23/10	\$327,777	\$307,000	1700	8	1964	Avg	18032	Y	Y	22537 SE 298TH ST
006	757005	0260	5/1/12	\$252,500	\$271,000	1730	8	2012	Avg	5208	N	N	28410 239TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	278123	0110	6/28/11	\$292,500	\$318,000	1850	8	2009	Avg	6000	N	N	23323 SE 284TH ST
006	757005	0230	10/18/11	\$286,920	\$313,000	1890	8	2010	Avg	5491	N	N	23932 SE 284TH PL
006	679140	1000	7/26/11	\$240,000	\$261,000	1900	8	1968	Good	15165	N	N	32323 227TH AVE SE
006	615180	0521	7/19/12	\$357,500	\$378,000	1960	8	1992	Avg	35360	N	N	29452 216TH AVE SE
006	757070	0130	12/22/10	\$326,500	\$343,000	1980	8	1998	Avg	34347	N	N	30808 228TH AVE SE
006	757005	0290	5/30/12	\$262,300	\$280,000	2000	8	2012	Avg	4442	N	N	28426 239TH PL SE
006	669995	0030	1/27/10	\$279,950	\$254,000	2060	8	2009	Avg	4955	N	N	22813 SE 287TH PL
006	669993	0510	7/14/10	\$249,900	\$248,000	2070	8	2004	Avg	5009	N	N	22607 SE 287TH PL
006	669994	0100	11/22/11	\$225,000	\$246,000	2080	8	2004	Avg	5542	N	N	28601 226TH AVE SE
006	669995	0440	10/14/11	\$221,700	\$242,000	2110	8	2008	Avg	6330	N	N	22738 SE 286TH ST
006	757005	0270	5/15/12	\$281,950	\$302,000	2140	8	2012	Avg	4446	N	N	28416 239TH PL SE
006	757005	0150	3/20/12	\$260,900	\$282,000	2150	8	2010	Avg	4800	N	N	28419 239TH PL SE
006	615180	0380	9/6/12	\$650,000	\$677,000	2200	8	1992	Avg	13492	Y	Y	22030 SE 295TH PL
006	757005	0030	10/5/11	\$348,055	\$380,000	2260	8	2011	Avg	5420	N	N	28483 239TH PL SE
006	757005	0070	2/1/12	\$343,055	\$373,000	2260	8	2012	Avg	5000	N	N	28463 239TH PL SE
006	757005	0350	7/3/12	\$280,000	\$297,000	2260	8	2012	Avg	4436	N	N	28444 239TH PL SE
006	615180	0513	7/16/12	\$375,000	\$396,000	2270	8	1996	Avg	19827	N	N	21731 SE 294TH ST
006	757005	0240	8/30/11	\$300,000	\$327,000	2290	8	2010	Avg	5891	N	N	23931 SE 284TH PL
006	757005	0130	6/12/12	\$281,950	\$300,000	2310	8	2012	Avg	4800	N	N	28429 239TH PL SE
006	278123	0180	6/16/10	\$275,000	\$269,000	2380	8	2010	Avg	5878	N	N	23320 SE 284TH ST
006	669995	0240	5/4/12	\$265,000	\$284,000	2410	8	2008	Avg	4408	N	N	28640 227TH AVE SE
006	278123	0190	11/30/10	\$275,000	\$287,000	2440	8	2010	Avg	6637	N	N	23326 SE 284TH ST
006	757005	0160	3/25/11	\$324,500	\$348,000	2450	8	2010	Avg	5365	N	N	28415 239TH PL SE
006	669993	0520	10/13/11	\$270,000	\$295,000	2470	8	2004	Avg	4993	N	N	22611 SE 287TH PL
006	669994	0020	6/7/10	\$324,000	\$316,000	2470	8	2004	Avg	5100	N	N	28647 226TH AVE SE

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Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	669993	0220	2/11/11	\$249,900	\$266,000	2480	8	2004	Avg	5240	N	N	28610 224TH PL SE
006	669995	0250	3/30/11	\$255,000	\$274,000	2500	8	2008	Avg	4513	N	N	28634 227TH AVE SE
006	757005	0280	5/1/12	\$289,950	\$311,000	2540	8	2012	Avg	4444	N	N	28422 239TH PL SE
006	757005	0360	7/18/12	\$305,000	\$322,000	2540	8	2012	Avg	4434	N	N	28448 239TH PL SE
006	757005	0430	7/10/12	\$289,950	\$307,000	2540	8	2012	Avg	4426	N	N	28466 239TH PL SE
006	757005	0450	5/14/12	\$295,992	\$317,000	2540	8	2010	Avg	4760	N	N	28474 239TH PL SE
006	669993	0070	10/4/12	\$300,000	\$310,000	2600	8	2003	Avg	5914	N	N	28655 224TH PL SE
006	757005	0320	8/18/11	\$322,980	\$352,000	2600	8	2011	Avg	5557	N	N	28432 239TH PL SE
006	669993	0460	11/10/11	\$285,000	\$311,000	2610	8	2004	Avg	5540	N	N	28644 225TH AVE SE
006	669994	0070	12/12/11	\$290,000	\$316,000	2610	8	2004	Avg	5100	N	N	28617 226TH AVE SE
006	669995	0290	5/12/10	\$325,000	\$313,000	2740	8	2007	Avg	5188	N	N	28610 227TH AVE SE
006	406820	0030	10/10/11	\$725,000	\$792,000	2830	8	2000	Avg	12750	Y	Y	29025 229TH AVE SE
006	615180	0130	7/29/11	\$498,995	\$543,000	3100	8	1978	Good	14872	Y	Y	29017 220TH PL SE
006	669993	0260	7/19/12	\$303,000	\$320,000	3130	8	2004	Avg	5240	N	N	28632 224TH PL SE
006	669993	0080	7/2/10	\$373,000	\$368,000	3160	8	2003	Avg	6053	N	N	28649 224TH PL SE
006	669993	0160	5/15/12	\$339,000	\$363,000	3160	8	2004	Avg	7297	N	N	28601 224TH PL SE
006	102106	9027	8/19/11	\$333,500	\$364,000	4800	8	1997	Avg	40020	N	N	22936 SE 312TH ST
006	757006	0030	12/15/10	\$313,480	\$328,000	1580	9	2010	Avg	6626	N	N	23886 SE 284TH PL
006	757006	0160	5/6/11	\$318,355	\$344,000	1580	9	2011	Avg	16556	N	N	28460 228TH AVE SE
006	757006	0010	4/25/11	\$324,733	\$350,000	1660	9	2011	Avg	8013	N	N	23874 SE 284TH PL
006	757006	0110	1/23/12	\$312,000	\$339,000	1680	9	2011	Avg	5150	N	N	28428 238TH AVE SE
006	757006	0120	10/18/11	\$325,520	\$355,000	1680	9	2012	Avg	5567	N	N	28434 238TH AVE SE
006	757006	0020	6/23/10	\$342,929	\$337,000	1900	9	2010	Avg	6627	N	N	23880 SE 284TH PL
006	757006	0040	2/12/10	\$328,000	\$300,000	1900	9	2010	Avg	6626	N	N	23892 S 284TH PL
006	757006	0070	12/7/10	\$409,614	\$428,000	2010	9	2010	Avg	11236	N	N	23895 SE 284TH PL

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Area 57
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	757006	0050	1/7/11	\$319,900	\$337,000	2080	9	2009	Avg	6577	N	N	23898 SE 284TH PL
006	615180	0020	11/24/10	\$375,000	\$391,000	2140	9	1968	Good	15865	N	N	29000 222ND PL SE
006	289630	0260	3/23/12	\$350,000	\$378,000	2150	9	1994	Avg	35797	N	N	29325 233RD AVE SE
006	757006	0060	6/15/10	\$339,900	\$333,000	2170	9	2010	Avg	13327	N	N	23897 SE 284TH PL
006	757006	0080	6/4/10	\$360,249	\$351,000	2170	9	2010	Avg	6163	N	N	23893 SE 284TH PL
006	757006	0210	4/28/10	\$329,900	\$315,000	2170	9	2010	Avg	6612	N	N	28488 228TH AVE SE
006	406760	0165	12/28/11	\$535,000	\$583,000	2410	9	1980	Good	20072	Y	Y	29255 232ND AVE SE
006	757006	0140	7/5/12	\$377,466	\$400,000	2500	9	2011	Avg	6175	N	N	28446 238TH AVE SE
006	092106	9040	8/17/10	\$499,000	\$502,000	2730	9	2001	Avg	228690	N	N	30525 222ND WAY SE
006	278123	0200	8/31/11	\$330,000	\$360,000	2740	9	2011	Avg	5500	N	N	23330 SE 284TH ST
006	278123	0220	12/2/10	\$335,000	\$350,000	2740	9	2010	Avg	5500	N	N	23342 SE 284TH ST
006	278123	0230	4/12/12	\$330,000	\$355,000	2750	9	2012	Avg	7965	N	N	23346 SE 284TH ST
006	757006	0100	3/16/11	\$399,900	\$428,000	2780	9	2011	Avg	4834	N	N	28422 238TH AVE SE
006	757005	0500	6/1/10	\$325,000	\$316,000	2790	9	2007	Avg	4494	N	N	28620 239TH PL SE
006	278123	0170	5/23/12	\$360,000	\$385,000	2800	9	2007	Avg	6898	N	N	23359 SE 284TH ST
006	278126	0130	5/16/11	\$370,000	\$400,000	2800	9	2005	Avg	5800	N	N	23819 SE 284TH ST
006	278123	0120	1/11/11	\$345,000	\$364,000	3040	9	2010	Avg	6000	N	N	23329 SE 284TH ST
006	278123	0210	7/18/11	\$330,000	\$359,000	3040	9	2011	Avg	5500	N	N	23336 SE 284TH ST
006	278123	0260	8/30/11	\$330,000	\$360,000	3040	9	2011	Avg	5633	N	N	23356 SE 284TH ST
006	278126	0490	1/19/11	\$356,250	\$377,000	3040	9	2006	Avg	5823	N	N	23820 SE 283RD ST
006	278126	0510	3/9/10	\$349,900	\$325,000	3040	9	2006	Avg	5325	N	N	23808 SE 283RD ST
006	278123	0250	11/17/11	\$335,000	\$366,000	3120	9	2011	Avg	5500	N	N	23352 SE 284TH ST
006	278126	0250	8/19/11	\$429,950	\$469,000	3120	9	2005	Avg	8800	N	N	23944 SE 284TH ST
006	289631	0160	9/13/12	\$542,000	\$564,000	3190	9	1997	Avg	27806	N	N	23325 SE 289TH ST
006	278123	0270	1/26/12	\$362,000	\$394,000	3200	9	2012	Avg	6628	N	N	23358 SE 284TH ST

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Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	278126	0400	6/13/12	\$334,000	\$356,000	3280	9	2006	Avg	5510	N	N	23811 SE 283RD ST
006	289631	0090	3/28/12	\$525,000	\$567,000	3360	9	1997	Avg	27653	N	N	28936 234TH AVE SE
006	032106	9081	3/8/12	\$620,000	\$671,000	3820	9	1999	Avg	47916	N	N	29110 236TH AVE SE
006	615180	0687	6/1/11	\$335,000	\$363,000	2190	10	1990	Avg	50529	N	N	22314 SE 290TH ST
006	615180	0690	3/23/12	\$395,000	\$427,000	2630	10	1990	Avg	43560	N	N	28829 224TH AVE SE
006	153100	0060	8/24/10	\$515,000	\$520,000	2700	10	2003	Avg	40863	N	N	28870 237TH PL SE
006	541630	0010	6/17/10	\$664,950	\$652,000	3130	10	2008	Avg	80674	N	N	22207 SE 304TH ST
006	406820	0015	9/2/10	\$895,000	\$906,000	3170	10	2008	Avg	5911	Y	Y	29045 229TH AVE SE
006	541630	0030	8/30/11	\$553,000	\$603,000	3240	10	2008	Avg	69347	N	N	30418 219TH WAY SE
006	162106	9046	5/2/11	\$605,000	\$653,000	3490	10	2005	Avg	56628	N	N	32504 223RD AVE SE
006	729981	0040	11/27/12	\$675,000	\$684,000	3500	10	2005	Avg	69848	Y	N	31732 222ND CT SE
006	162106	9042	4/25/12	\$614,000	\$660,000	3580	10	2006	Avg	74923	N	N	32411 223RD AVE SE
006	729980	0030	12/22/10	\$621,500	\$652,000	3680	10	2004	Avg	102947	N	N	22550 SE 313TH PL
006	729980	0040	4/10/12	\$575,000	\$620,000	3940	10	2004	Avg	97941	N	N	22560 SE 313TH PL
006	729980	0120	2/10/11	\$800,000	\$850,000	4270	10	2004	Avg	100029	N	N	22443 SE SAWYER RIDGE WAY
006	729980	0170	7/14/11	\$750,000	\$816,000	4270	10	2005	Avg	84738	N	N	31740 224TH PL SE
006	729980	0210	11/7/11	\$649,000	\$709,000	4360	10	2005	Avg	99011	N	N	31735 224TH PL SE
006	729980	0150	6/21/12	\$670,000	\$712,000	4950	10	2003	Avg	93170	N	N	31718 224TH PL SE
006	153100	0020	5/3/12	\$762,000	\$818,000	4980	10	2004	Avg	44576	N	N	28828 237TH PL SE
006	729981	0160	7/6/10	\$775,000	\$766,000	5270	10	2005	Avg	78971	N	N	SE SAWYER RIDGE WAY
006	928380	0295	3/6/12	\$975,000	\$1,056,000	3750	11	2007	Avg	15455	Y	Y	22506 SE 300TH ST
006	729981	0170	2/18/11	\$665,000	\$708,000	3890	11	2008	Avg	83310	N	N	22020 SE SAWYER RIDGE WAY
006	541630	0290	2/7/11	\$625,000	\$664,000	4430	11	2008	Avg	58490	N	N	30940 222ND WAY SE
007	564360	0100	7/20/12	\$190,000	\$201,000	910	5	1922	VGood	8560	N	N	32030 MORGAN DR
007	084400	0870	11/22/11	\$125,001	\$136,000	1170	5	1906	Good	6435	N	N	32518 3RD AVE

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Area 57
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	362206	9034	2/25/10	\$155,000	\$143,000	1280	5	1920	VGood	6705	N	N	26734 SE RAVENSDALE WAY
007	262106	9002	9/12/11	\$215,000	\$235,000	1350	5	1905	Avg	208217	Y	N	25129 SE GREEN VALLEY RD
007	362206	9050	1/22/10	\$189,500	\$171,000	1570	5	1922	VGood	9650	N	N	26904 SE RAVENSDALE WAY
007	142106	9116	11/26/12	\$120,000	\$122,000	820	6	1932	Avg	6534	N	N	25403 JOHN ST
007	202550	0042	5/29/12	\$164,000	\$175,000	840	6	1983	Good	40116	N	N	22650 SE 331ST ST
007	084400	0110	7/21/11	\$125,000	\$136,000	940	6	1974	Fair	13230	N	N	32102 3RD AVE
007	084400	0235	4/27/10	\$195,000	\$186,000	960	6	1965	VGood	6847	N	N	32232 3RD AVE
007	084400	0080	4/27/12	\$130,000	\$140,000	980	6	1910	Avg	10305	N	N	25212 PARK ST
007	142106	9086	10/6/11	\$142,000	\$155,000	990	6	1915	Good	10704	N	N	24717 MORGAN ST
007	084400	1255	1/26/12	\$175,000	\$190,000	1010	6	1906	VGood	11058	N	N	25729 LAWSON ST
007	729950	0230	4/28/10	\$180,000	\$172,000	1010	6	1994	Avg	9600	N	N	32806 HYDE AVE
007	564360	0075	2/16/10	\$192,000	\$176,000	1020	6	1922	VGood	6400	N	N	32101 UNION DR
007	152106	9070	7/19/11	\$160,000	\$174,000	1040	6	1971	Good	7405	N	N	32496 UNION DR
007	232106	9032	3/29/11	\$225,000	\$241,000	1180	6	1972	Good	214750	N	N	24920 257TH AVE SE
007	084400	0011	10/26/12	\$170,000	\$174,000	1220	6	1991	Avg	4690	N	N	32104 RAILROAD AVE
007	084400	0070	7/24/12	\$129,950	\$137,000	1240	6	1967	Good	6453	N	N	25230 PARK ST
007	729950	0040	2/1/11	\$165,000	\$175,000	1260	6	1994	Avg	10159	N	N	24740 MASON ST
007	084400	0865	1/6/11	\$185,000	\$195,000	1380	6	1904	VGood	6018	N	N	32514 3RD AVE
007	564360	0095	10/27/10	\$140,000	\$145,000	1430	6	1994	Avg	4000	N	N	24002 DAIL DR
007	084400	0545	8/18/10	\$215,000	\$216,000	1600	6	1980	Avg	19530	N	N	25015 MORGAN ST
007	423340	0100	7/17/12	\$205,500	\$217,000	960	7	1994	Good	9613	N	N	32501 NEWCASTLE DR
007	810000	0040	1/4/10	\$245,900	\$219,000	1180	7	1994	Avg	7200	N	N	32116 SUNNY LN
007	202575	0070	1/7/10	\$196,000	\$175,000	1210	7	1996	Avg	7602	N	N	24118 ROBERTS DR
007	563600	0400	12/15/10	\$210,000	\$220,000	1250	7	1994	Avg	10122	N	N	25506 KANASKET DR
007	564360	0295	7/4/10	\$201,950	\$199,000	1250	7	1991	Avg	6817	N	N	32312 MORGAN DR

Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	563601	0140	7/4/10	\$263,000	\$260,000	1290	7	1997	Avg	10823	N	N	30416 CUMBERLAND DR
007	563600	0220	10/11/11	\$195,000	\$213,000	1300	7	1994	Avg	9921	N	N	25301 CUMBERLAND PL
007	564360	0170	7/20/11	\$217,950	\$237,000	1310	7	1990	Avg	8760	N	N	32115 MORGAN DR
007	202560	0170	5/25/12	\$170,000	\$182,000	1340	7	1990	Avg	8041	N	N	25008 FRANKLIN DR
007	563600	0470	4/28/11	\$237,500	\$256,000	1380	7	1995	Avg	10400	N	N	25402 KANASKET DR
007	084400	1284	10/29/10	\$225,000	\$232,000	1390	7	1997	Avg	12540	N	N	25825 LAWSON ST
007	202560	0040	12/14/12	\$220,000	\$222,000	1430	7	1990	Avg	7200	N	N	25007 SUMMIT DR
007	232106	9028	6/29/11	\$265,000	\$288,000	1440	7	1972	Good	176418	N	N	25230 SE GREEN VALLEY RD
007	564360	0240	12/9/10	\$186,450	\$195,000	1440	7	1922	Good	8960	N	N	32601 HIGHLAND DR
007	084040	0050	12/5/12	\$245,000	\$248,000	1490	7	1997	Avg	7202	N	N	32349 LYNCH LN
007	202560	0200	1/12/12	\$155,500	\$169,000	1510	7	1990	Avg	7200	N	N	30404 KUMMER AVE
007	202560	0220	10/11/10	\$215,000	\$221,000	1510	7	1990	Good	8386	N	N	30408 KUMMER AVE
007	289140	0110	2/17/10	\$289,000	\$265,000	1510	7	1992	Avg	68824	N	N	25236 SE 357TH ST
007	202560	0120	11/16/10	\$209,999	\$218,000	1550	7	1990	Avg	7227	N	N	30403 BLAINE AVE
007	162106	9040	5/10/12	\$299,900	\$322,000	1560	7	2011	Avg	43560	N	N	22135 SE 328TH PL
007	563600	0190	10/1/11	\$210,000	\$229,000	1570	7	1994	Avg	9884	N	N	25206 CUMBERLAND PL
007	563601	0710	7/26/12	\$276,500	\$292,000	1590	7	1997	Avg	10416	N	N	30517 CUMBERLAND DR
007	084400	0185	8/29/11	\$222,000	\$242,000	1600	7	1996	Avg	7500	N	N	32225 5TH AVE
007	510451	0620	12/4/12	\$209,000	\$211,000	1630	7	2004	Avg	6145	N	N	24543 SE 276TH CT
007	302207	9043	2/22/11	\$285,000	\$304,000	1650	7	1988	Good	99752	N	N	29121 SE 262ND ST
007	423340	0310	8/23/12	\$225,000	\$235,000	1660	7	1994	Good	9645	N	N	32600 NEWCASTLE DR
007	510451	0540	12/20/10	\$265,000	\$278,000	1690	7	2003	Avg	4102	N	N	24517 SE 275TH ST
007	510451	0790	4/5/11	\$228,000	\$245,000	1690	7	2003	Avg	4500	N	N	24513 SE 275TH ST
007	232106	9027	4/7/11	\$265,000	\$285,000	1720	7	1978	Good	87120	N	N	34810 257TH AVE SE
007	142106	9062	11/12/12	\$316,000	\$322,000	1750	7	1983	Good	78408	N	N	32823 MERINO ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	564360	0160	12/3/12	\$210,000	\$212,000	1760	7	2004	Avg	5840	N	N	32127 MORGAN DR
007	510452	0320	3/18/11	\$205,000	\$219,000	1770	7	2004	Avg	5329	N	N	27961 251ST AVE SE
007	423340	0180	2/23/10	\$251,000	\$231,000	1810	7	1995	Good	9683	N	N	32404 NEWCASTLE DR
007	563601	0230	7/23/12	\$284,500	\$300,000	1810	7	1997	Good	10524	N	N	25612 CUMBERLAND WAY
007	563601	0530	9/20/11	\$230,000	\$251,000	1810	7	1997	Avg	9600	N	N	25419 CUMBERLAND WAY
007	510451	0080	11/9/11	\$232,000	\$253,000	1830	7	2002	Avg	5175	N	N	27439 245TH AVE SE
007	510451	0150	7/10/12	\$230,000	\$243,000	1830	7	2003	Avg	5175	N	N	27353 245TH AVE SE
007	510451	0190	12/26/11	\$217,000	\$236,000	1830	7	2003	Avg	4694	N	N	27321 245TH AVE SE
007	510451	0440	4/23/12	\$240,000	\$258,000	1830	7	2003	Avg	4390	N	N	27514 245TH AVE SE
007	510451	0660	5/10/12	\$229,950	\$247,000	1830	7	2003	Avg	5168	N	N	24515 SE 276TH CT
007	510451	0800	4/7/10	\$303,000	\$286,000	1830	7	2003	Avg	4498	N	N	24509 SE 275TH ST
007	423340	0450	12/7/12	\$229,900	\$232,000	1840	7	1994	Avg	9671	N	N	32503 MC KAY LN
007	563600	0280	3/28/11	\$289,950	\$311,000	1880	7	1994	Avg	11055	N	N	25401 KANASKET DR
007	563601	0190	6/28/12	\$260,000	\$276,000	1990	7	1998	Avg	9623	N	N	25712 CUMBERLAND WAY
007	563601	0240	9/11/12	\$285,000	\$297,000	2000	7	1996	Avg	10378	N	N	25608 CUMBERLAND WAY
007	252206	9076	7/14/10	\$185,265	\$184,000	2020	7	1914	VGood	14500	N	N	27515 SE 271ST ST
007	289140	0380	4/23/11	\$393,000	\$423,000	2070	7	1999	Good	96703	Y	N	35408 252ND AVE SE
007	563600	0410	2/19/10	\$279,000	\$256,000	2080	7	1994	Avg	10196	N	N	25502 KANASKET DR
007	563601	0030	9/13/10	\$280,000	\$285,000	2090	7	1998	Good	9600	N	N	30520 CUMBERLAND DR
007	563601	0260	2/23/11	\$295,000	\$314,000	2310	7	1996	Avg	10070	N	N	25516 CUMBERLAND WAY
007	563601	0410	3/11/11	\$270,000	\$289,000	2310	7	1996	Avg	9776	N	N	25513 PALMER PL
007	252206	9125	11/2/10	\$290,000	\$300,000	2320	7	1989	Good	64033	N	N	27429 SE 268TH ST
007	423340	0110	2/23/10	\$315,000	\$290,000	2320	7	2000	Avg	9650	N	N	32409 NEWCASTLE DR
007	152106	9076	4/27/12	\$315,000	\$338,000	2380	7	1980	Good	65340	N	N	32508 236TH AVE SE
007	563601	0560	2/16/11	\$293,000	\$312,000	2390	7	1996	Avg	9600	N	N	25507 CUMBERLAND WAY

Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	563601	0780	7/1/11	\$304,250	\$331,000	2630	7	1997	VGood	10099	N	N	30513 SELLECK PL
007	346340	0170	11/21/11	\$320,000	\$349,000	1250	8	1984	Good	43196	N	N	32818 227TH PL SE
007	132106	9065	11/14/11	\$340,000	\$371,000	1300	8	1997	Avg	43560	Y	N	32201 SE MOUNTAIN VIEW DR
007	346340	0040	8/23/11	\$287,000	\$313,000	1550	8	1989	Good	24899	N	N	22336 SE 328TH PL
007	346340	0030	6/5/12	\$242,000	\$258,000	1850	8	1990	Avg	25098	N	N	32729 224TH PL SE
007	510451	2100	1/26/11	\$285,000	\$302,000	2000	8	2003	Avg	5544	N	N	27719 245TH AVE SE
007	510453	0560	1/27/12	\$219,950	\$239,000	2040	8	2006	Avg	3810	N	N	27669 256TH PL SE
007	510453	0700	3/26/12	\$220,000	\$238,000	2040	8	2006	Avg	5545	N	N	27759 257TH AVE SE
007	510453	1870	3/26/12	\$234,250	\$253,000	2040	8	2005	Avg	5451	Y	N	25543 SE 275TH PL
007	510452	0550	2/7/12	\$276,000	\$300,000	2080	8	2004	Avg	5100	N	N	28107 MAPLE RIDGE WAY SE
007	346340	0250	4/5/12	\$320,000	\$345,000	2110	8	1991	Avg	33005	Y	Y	22414 SE 329TH ST
007	289140	0500	4/5/12	\$320,000	\$345,000	2150	8	1990	Avg	94089	Y	N	24831 SE GREEN VALLEY RD
007	510452	0590	8/12/10	\$319,000	\$320,000	2150	8	2004	Avg	9523	N	N	28112 MAPLE RIDGE WAY SE
007	510452	0420	11/7/12	\$300,000	\$306,000	2350	8	2003	Avg	5100	N	N	28003 MAPLE RIDGE WAY SE
007	510452	0440	4/3/12	\$275,000	\$297,000	2350	8	2003	Avg	5100	N	N	28019 MAPLE RIDGE WAY SE
007	510453	1000	1/27/12	\$200,000	\$217,000	2370	8	2005	Avg	3645	N	N	25380 SE 279TH PL
007	510453	0110	2/4/10	\$306,000	\$279,000	2370	8	2005	Avg	4095	N	N	25375 SE 279TH PL
007	510453	0930	8/21/12	\$250,900	\$263,000	2370	8	2005	Avg	3825	N	N	27843 256TH CT SE
007	510453	1070	2/10/12	\$270,000	\$293,000	2370	8	2006	Avg	4005	N	N	25338 SE 279TH PL
007	510453	1090	10/19/12	\$292,000	\$300,000	2370	8	2005	Avg	4094	N	N	25326 SE 279TH PL
007	510453	0170	1/28/11	\$290,000	\$307,000	2390	8	2005	Avg	4385	N	N	27880 257TH AVE SE
007	510453	0680	10/7/10	\$290,000	\$297,000	2390	8	2006	Avg	4639	N	N	27743 257TH AVE SE
007	510453	0680	5/4/12	\$285,000	\$306,000	2390	8	2006	Avg	4639	N	N	27743 257TH AVE SE
007	510451	0740	1/30/12	\$250,000	\$272,000	2430	8	2003	Avg	5500	N	N	27515 MAPLE RIDGE WAY SE
007	510451	2040	2/27/12	\$265,000	\$287,000	2430	8	2003	Avg	7406	N	N	24457 SE 277TH CT

Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510452	0010	5/18/11	\$371,900	\$402,000	2510	8	2003	Avg	6008	N	N	27815 MAPLE RIDGE WAY SE
007	510453	0490	12/26/12	\$288,055	\$289,000	2550	8	2006	Avg	4758	N	N	27617 256TH PL SE
007	510453	0510	10/11/12	\$271,000	\$279,000	2550	8	2006	Avg	4547	N	N	27629 256TH PL SE
007	142106	9162	11/19/11	\$245,000	\$267,000	2570	8	1998	Avg	12109	N	N	25006 MORGAN ST
007	272106	9055	5/17/11	\$425,000	\$459,000	2690	8	1986	Good	212965	Y	N	24207 SE GREEN VALLEY RD
007	272106	9053	6/20/12	\$465,000	\$494,000	2720	8	1983	Avg	235224	Y	N	23817 SE GREEN VALLEY RD
007	510451	1450	10/14/10	\$400,000	\$411,000	2800	8	2003	Avg	7356	N	N	24822 SE 278TH ST
007	510451	1520	4/21/10	\$395,000	\$376,000	2800	8	2003	Avg	7353	N	N	27730 MAPLE RIDGE WAY SE
007	510451	1600	7/16/10	\$390,000	\$387,000	2800	8	2002	Avg	7845	N	N	27627 MAPLE RIDGE WAY SE
007	510451	1600	3/12/12	\$350,000	\$379,000	2800	8	2002	Avg	7845	N	N	27627 MAPLE RIDGE WAY SE
007	510451	1630	4/15/10	\$415,000	\$394,000	2800	8	2002	Avg	7198	N	N	27651 MAPLE RIDGE WAY SE
007	510451	1810	9/3/10	\$437,000	\$443,000	3440	8	2004	Avg	6600	N	N	27654 246TH AVE SE
007	510451	1290	3/15/11	\$412,000	\$441,000	3610	8	2003	Avg	7623	N	N	24878 SE 276TH PL
007	510451	1320	9/9/11	\$390,000	\$426,000	3610	8	2003	Avg	11004	N	N	24796 SE 276TH PL
007	510451	1620	1/3/12	\$419,000	\$456,000	3610	8	2002	Avg	8179	N	N	27643 MAPLE RIDGE WAY SE
007	510451	1680	11/4/10	\$410,000	\$424,000	3610	8	2003	Avg	7906	N	N	27737 MAPLE RIDGE WAY SE
007	510451	1860	1/14/10	\$435,000	\$391,000	3610	8	2003	Avg	7369	N	N	27641 246TH AVE SE
007	510451	1230	11/14/12	\$393,900	\$401,000	3740	8	2002	Avg	8870	N	N	24744 SE 276TH PL
007	510451	1870	5/26/11	\$359,000	\$389,000	3740	8	2003	Avg	7322	N	N	27649 246TH AVE SE
007	510451	1720	7/2/10	\$441,950	\$436,000	3780	8	2004	Avg	8554	N	N	24700 SE 278TH ST
007	510451	2170	11/9/12	\$429,000	\$438,000	3780	8	2004	Avg	6930	N	N	24627 SE 278TH ST
007	510452	0190	6/16/11	\$414,950	\$450,000	3780	8	2004	Avg	8139	N	N	27820 MAPLE RIDGE WAY SE
007	510452	0370	5/19/11	\$370,000	\$400,000	3780	8	2004	Avg	9287	N	N	24994 SE 279TH ST
007	214095	0110	9/6/12	\$320,578	\$334,000	2400	9	2012	Avg	7811	N	N	23883 FAIRFAX ST
007	242106	9023	10/20/10	\$545,000	\$561,000	2430	9	2005	Avg	250470	N	N	34850 ENUMCLAW-BLACK DIAMOND RD SE

Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	214095	0040	10/11/11	\$329,383	\$360,000	2500	9	2011	Avg	7884	N	N	23897 BRUCKNERS CT
007	510453	1700	6/11/12	\$350,000	\$373,000	2510	9	2006	Avg	6853	Y	N	25417 SE 275TH PL
007	214095	0160	1/1/12	\$317,000	\$345,000	2610	9	2011	Avg	7227	N	N	32117 SUNNY LN
007	214095	0180	4/19/11	\$355,000	\$382,000	2630	9	2007	Avg	7439	N	N	32113 SUNNY LN
007	214095	0230	2/24/11	\$320,000	\$341,000	2640	9	2007	Avg	7239	N	N	23890 FAIRFAX ST
007	214095	0240	5/22/12	\$341,000	\$365,000	2690	9	2012	Avg	7672	N	N	23886 FAIRFAX ST
007	214095	0370	6/8/10	\$360,000	\$351,000	2790	9	2007	Avg	7201	N	N	32139 BRUCKNERS WAY
007	510453	1770	10/1/10	\$358,000	\$366,000	2800	9	2006	Avg	5281	N	N	25456 SE 275TH PL
007	510453	2040	9/22/10	\$350,000	\$357,000	2800	9	2005	Avg	5222	N	N	25516 SE 274TH PL
007	214095	0020	1/24/11	\$320,000	\$339,000	2820	9	2007	Avg	7702	N	N	32222 BRUCKNERS WAY
007	214095	0310	12/7/10	\$335,000	\$350,000	2820	9	2007	Avg	7377	N	N	32113 BRUCKNERS WAY
007	510453	1790	5/17/11	\$347,000	\$375,000	2910	9	2006	Avg	5281	N	N	25472 SE 275TH PL
007	510453	1940	5/20/10	\$349,000	\$337,000	2910	9	2005	Avg	7111	N	N	25513 SE 274TH PL
007	510454	0150	4/29/10	\$393,000	\$376,000	2910	9	2006	Avg	7399	N	N	27436 254TH CT SE
007	214095	0080	1/11/11	\$355,000	\$375,000	3030	9	2007	Avg	7337	N	N	23896 BRUCKNERS CT
007	510453	1450	7/5/12	\$460,000	\$487,000	3030	9	2006	Avg	6347	N	N	25452 SE 277TH ST
007	214095	0290	5/3/10	\$356,000	\$341,000	3120	9	2007	Avg	8702	N	N	32107 SUNNY LN
007	510453	1430	12/13/10	\$430,000	\$450,000	3120	9	2005	Avg	7756	N	N	25436 SE 277TH ST
007	510454	0010	6/28/12	\$319,000	\$339,000	3190	9	2005	Avg	5100	N	N	25498 SE 274TH PL
007	510454	0600	4/18/12	\$330,000	\$355,000	3200	9	2006	Avg	7639	N	N	25435 SE 274TH PL
007	362206	9078	12/8/11	\$650,000	\$709,000	3320	9	2003	Avg	63162	N	N	26715 SE 272ND ST
007	362206	9077	7/7/10	\$640,000	\$633,000	3370	9	2003	Avg	40946	N	N	26741 SE 272ND ST
007	302207	9084	10/15/12	\$690,000	\$710,000	3390	9	2003	Avg	489614	N	N	22826 SE 268TH ST
007	510453	1500	6/18/12	\$475,000	\$505,000	3400	9	2006	Avg	5889	Y	N	25495 SE 276TH CT
007	510453	1550	12/22/10	\$420,000	\$441,000	3400	9	2006	Avg	6258	N	N	25462 SE 276TH CT

Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510453	1720	6/30/11	\$425,000	\$462,000	3400	9	2006	Avg	7607	N	N	25416 SE 275TH PL
007	510453	1920	8/6/12	\$343,000	\$361,000	3400	9	2006	Avg	6799	N	N	25518 SE 275TH PL
007	510454	0110	3/22/12	\$329,000	\$355,000	3400	9	2006	Avg	5800	N	N	25418 SE 274TH PL
007	510454	0170	6/24/10	\$412,000	\$405,000	3400	9	2006	Avg	5554	N	N	27424 254TH CT SE
007	510454	0620	3/24/11	\$395,000	\$423,000	3400	9	2006	Avg	8045	N	N	25451 SE 274TH PL
007	362206	9104	11/8/11	\$570,000	\$622,000	3420	9	2004	Avg	62726	N	N	26711 SE 276TH ST
007	362206	9108	7/10/12	\$643,950	\$682,000	3570	9	2004	Avg	36155	N	N	26626 SE 276TH ST
007	362206	9101	2/9/12	\$612,500	\$665,000	3600	9	2004	Avg	33106	N	N	26521 SE 276TH ST
007	362206	9090	5/3/11	\$685,000	\$739,000	3710	9	2005	Avg	218236	N	N	26226 SE 276TH ST
007	362206	9107	11/18/11	\$615,000	\$671,000	3710	9	2004	Avg	32670	N	N	26712 SE 276TH ST
007	510454	0280	2/8/12	\$505,000	\$548,000	3190	10	2007	Avg	6945	N	N	27489 254TH WAY SE
007	510453	1160	8/4/10	\$489,950	\$490,000	3200	10	2006	Avg	6931	Y	N	27741 254TH WAY SE
007	510453	1200	7/23/12	\$580,000	\$612,000	3200	10	2006	Avg	6273	N	N	27709 254TH WAY SE
007	510453	1250	8/12/10	\$439,000	\$441,000	3310	10	2006	Avg	6619	N	N	27728 254TH WAY SE
007	510453	1460	3/8/10	\$539,950	\$502,000	3480	10	2006	Avg	9622	N	N	25460 SE 277TH ST
007	289400	0050	12/2/10	\$599,900	\$626,000	3530	10	2007	Avg	90818	N	N	26515 SE 354TH PL
007	510454	0300	3/21/11	\$480,000	\$514,000	3570	10	2006	Avg	7353	N	N	27511 254TH WAY SE
007	289400	0030	5/25/10	\$612,500	\$594,000	3590	10	2007	Avg	105197	N	N	26531 SE 354TH PL
007	510454	0490	9/7/11	\$500,000	\$546,000	3680	10	2006	Avg	8074	N	N	27457 254TH PL SE
007	510454	0530	3/18/11	\$515,000	\$551,000	3680	10	2006	Avg	7710	Y	N	27481 254TH PL SE
007	510454	0550	7/14/11	\$574,500	\$625,000	3680	10	2005	Avg	8690	Y	N	27493 254TH PL SE
007	510454	0560	8/17/10	\$575,000	\$579,000	3680	10	2005	Avg	10703	Y	N	27499 254TH PL SE
007	510454	0580	11/7/12	\$590,000	\$603,000	3680	10	2006	Avg	7751	Y	N	27492 254TH PL SE
007	510453	1440	5/28/12	\$560,000	\$598,000	3790	10	2005	Avg	8701	N	N	25444 SE 277TH ST
007	289400	0040	9/9/10	\$605,000	\$614,000	3930	10	2007	Avg	70565	N	N	26523 SE 354TH PL

Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	289400	0010	6/20/11	\$594,950	\$646,000	4480	10	2009	Avg	220309	N	N	26543 SE 354TH PL

Improved Sales Removed in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	012206	9045	10/25/12	\$189,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE NORM
001	052207	9016	5/25/11	\$600,000	UNFINISHED AREA
001	052207	9031	2/16/12	\$278,398	NON-REP SALE;FINANCIAL INSTITUTION RESALE
001	052207	9040	11/16/11	\$497,000	OPEN SPACE
001	052207	9068	7/31/12	\$450,000	IMP COUNT
001	062207	9002	12/16/10	\$1,300,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
001	062207	9078	6/30/10	\$8,500	DOR RATIO;NO MARKET EXPOSURE
001	072207	9031	10/11/12	\$180,299	DIAGNOSTIC OUTLIER; RETENTION EXCLUSION
001	072207	9038	5/17/12	\$210,000	IMP CHAR CHANGED SINCE SALE; FINANCIAL INST RESALE
001	072207	9038	11/10/11	\$328,500	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	102206	9027	8/2/12	\$111,500	DOR RATIO;NON-REP SALE; QCD; COURT DECREE
001	102206	9075	1/3/12	\$226,354	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	102206	9166	8/17/10	\$453,200	DOR RATIO; UNFINISHED AREA; FORCED SALE
001	102206	9166	8/4/11	\$475,000	DOR RATIO;UNFIN AREA;IMP. CHAR CHANGED SINCE SALE
001	112206	9009	11/16/11	\$72,000	DOR RATIO; EXEMPT EXCISE TAX; NON-REP SALE
001	112206	9016	10/25/10	\$260,000	PREVIMP<=25K
001	112206	9128	7/16/11	\$241,500	%COMPL;FINANCIAL INSTITUTION RESALE
001	112206	9176	7/14/12	\$474,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	112206	9180	8/28/12	\$215,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	122206	9003	9/1/10	\$175,398	NO MARKET EXPOSURE
001	122206	9014	7/21/11	\$220,000	PREVIMP<=25K;ESTATE ADMINISTRATOR
001	122206	9031	2/24/10	\$399,950	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
001	122206	9055	5/28/10	\$265,000	NO MARKET EXPOSURE
001	122206	9140	11/19/12	\$437,183	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	122206	9164	1/13/11	\$375,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
001	132206	9004	6/4/12	\$229,501	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	132206	9015	3/23/10	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	132206	9040	2/8/12	\$420,000	NON-REP SALE;FINANCIAL INSTITUTION RESALE
001	142206	9047	5/11/12	\$228,150	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	142206	9074	7/10/12	\$218,000	REAL MOBILE HOME
001	142206	9088	12/5/12	\$207,881	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	142206	9115	9/1/11	\$762,000	NON-REP SALE;FINANCIAL INSTITUTION RESALE
001	146540	0155	6/14/10	\$50,000	DOR RATIO; PREVIMP<=25K; NO MARKET EXPOSURE
001	146540	0172	4/15/11	\$310,000	RELOCATION - SALE TO SERVICE
001	146540	0189	8/5/10	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE
001	146740	0180	12/19/11	\$215,802	%COMPL; ESTATE ADMIN; MOBILE HOME
001	156091	0120	11/14/11	\$360,000	DIAGNOSTIC OUTLIER; RETENTION EXCLUSION
001	156092	0130	3/12/10	\$380,000	IMP.CHAR CHANGED SINCE SALE; SHORT SALE
001	182207	9027	10/20/10	\$359,950	REAL MOBILE HOME
001	182207	9033	4/18/12	\$83,200	DOR RATIO;EXEMPT EXCISE TAX; FINANCIAL INSTIT SALE
001	182207	9044	2/22/12	\$65,000	DOR RATIO; GOV AGENCY; EXEMPT FROM EXCISE TAX
001	182207	9044	11/2/11	\$117,900	NO MARKET EXPOSURE; GOV; EXEMPT EXCISE TAX
001	242206	9059	5/15/12	\$124,025	DOR RATIO;QCD; RELATED PARTY/FRIEND/NEIGHBOR
001	312308	9025	4/26/10	\$500,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE NORM

Improved Sales Removed in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	322307	9009	4/4/11	\$462,000	%NETCOND; PREVIMP<=25K; NO MARKET EXPOSURE
001	322307	9009	4/4/11	\$305,000	%NETCOND; PREVIMP<=25K; EASEMENT/RIGHT-OF-WAY
001	511450	0110	4/9/12	\$355,000	IMP COUNT;GOV AGENCY; FINANCIAL INSTITUTION RESALE
001	511450	0110	12/6/11	\$423,341	IMP COUNT;NO MRKT EXPOSURE; EXEMPT EXCISE TAX
001	512620	0060	1/13/11	\$267,686	RELATED PARTY, FRIEND, OR NEIGHBOR; QUIT CLAIM DEED
002	042206	9020	11/1/10	\$400,000	PREVIMP<=25K
002	042206	9041	7/8/10	\$96,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	042206	9042	8/15/11	\$112,000	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
002	092206	9078	11/4/11	\$155,000	NON-REPRESENTATIVE SALE
002	092206	9079	12/2/11	\$201,316	NO MARKET EXPOSURE; GOV; EXEMPT EXCISE TAX
002	092206	9142	4/27/12	\$158,700	IMP COUNT; ESTATE ADMIN
002	113400	0070	12/28/12	\$202,815	RELATED PARTY, FRIEND, OR NEIGHBOR;QUIT CLAIM DEED
002	146740	0005	11/9/10	\$331,500	REAL MOBILE HOME
002	146740	0130	12/13/10	\$223,500	NON-REP SALE;FINANCIAL INSTITUTION RESALE
002	146940	0073	2/7/12	\$70,000	PREVIMP<=25K;GOV AGENCY; EXEMPT EXCISE TAX
002	208520	0350	11/1/10	\$97,500	IMP COUNT;NON-REP SALE; FINANCIAL INSTITUTION SALE
002	208520	0570	11/28/12	\$143,750	DIAGNOSTIC OUTLIER; RETENTION EXCLUSION
002	231430	0080	12/15/11	\$333,222	NO MARKET EXPOSURE; GOV; EXEMPT EXCISE TAX
002	231430	0080	1/23/12	\$282,001	NON-REP SALE;FINANCIAL INSTITUTION RESALE
002	231430	0250	5/22/12	\$365,290	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	231430	0280	2/10/12	\$293,250	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	231430	0590	9/19/12	\$285,126	NON-REP SALE;FINANCIAL INSTITUTION RESALE
002	231430	0660	4/1/10	\$82,031	DOR RATIO;QCD;PART INTEREST;RELATED PARTY/FRIEND
002	231430	0820	9/20/12	\$341,500	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	232305	9063	5/21/10	\$269,500	DOR RATIO;PREVIMP<=25K;GOVERNMENT AGENCY
002	232305	9085	4/30/12	\$180,000	IMP COUNT
002	232305	9098	7/26/10	\$236,500	DOR RATIO;REAL MH;OBSOL;PREVIMP<=25K;GOV AGENCY
002	232305	9127	12/19/11	\$242,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
002	242305	9034	10/23/11	\$280,000	PREVIMP<=25K;ESTATE; GOV; EXEMPT EXCISE TAX
002	242305	9073	11/21/11	\$109,000	DOR RATIO;OBSOL;FINANCIAL INSTITUTION RESALE
002	275220	0010	7/13/10	\$12,574	DOR RATIO;NON-REPRESENTATIVE SALE
002	275220	0064	7/30/10	\$7,463	DOR RATIO;NON-REPRESENTATIVE SALE
002	322306	9038	10/25/12	\$129,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
002	322306	9163	4/25/11	\$120,000	DOR RATIO
002	510445	0470	3/31/11	\$210,000	IMP CHARACTERISTICS CHANGED SINCE SALE
002	510445	0490	11/14/11	\$211,100	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	510445	0910	6/28/12	\$273,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	510840	0041	3/23/11	\$70,000	DOR RATIO
002	511140	0065	5/3/10	\$680,000	OBSOL;NON-REPRESENTATIVE SALE;FINANCIAL INST SALE
002	511140	0130	10/24/12	\$533,500	NO MARKET EXPOSURE; GOVERNMENT AGENCY
002	511140	0150	6/20/12	\$495,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
002	511240	0051	7/12/12	\$3,000	DOR RATIO
002	511240	0056	8/25/10	\$110,000	DOR RATIO;NON-REPRESENTATIVE SALE
002	511240	0066	8/24/11	\$210,000	PREVIMP<=25K;GOVERNMENT AGENCY

Improved Sales Removed in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	511240	0107	3/23/12	\$368,500	GOVERNMENT AGENCY; NO MARKET EXPOSURE
002	511240	0110	9/13/12	\$100,000	DOR RATIO; FINANCIAL INSTITUTION SALE
002	512640	0210	8/22/11	\$135,000	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
002	512690	0005	5/21/12	\$160,000	NON-REPRESENTATIVE SALE
002	512690	0180	8/23/10	\$75,000	DOR RATIO; BANKRUPTCY; FORCED SALE
002	512690	0225	12/5/12	\$116,500	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
002	512690	0240	9/4/12	\$182,500	RELOCATION - SALE TO SERVICE
002	512690	0329	1/24/12	\$213,451	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	512800	0085	10/9/12	\$126,000	DIAGNOSTIC OUTLIER; RETENTION EXCLUSION
002	639960	0110	9/21/11	\$390,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE NORM
002	680610	0330	3/29/12	\$309,950	RELOCATION - SALE TO SERVICE
002	680610	0490	4/8/11	\$107,065	DOR RATIO;QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
002	680610	0740	3/30/12	\$236,189	NON-REP SALE;FINANCIAL INSTITUTION RESALE
002	733030	0270	11/30/12	\$558,091	DOR RATIO;PREVIMP<=25K
002	885692	0130	11/23/11	\$340,175	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	885692	0610	12/5/12	\$399,329	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	891410	0150	10/25/11	\$429,900	RELOCATION - SALE TO SERVICE
002	918970	0210	10/2/12	\$110,000	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
006	032106	9038	9/14/12	\$310,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
006	042106	9066	10/26/10	\$395,000	IMP.CHAR CHANGED SINCE SALE; SHORT SALE
006	092106	9060	9/13/12	\$540,000	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
006	162106	9037	5/29/12	\$320,000	IMP COUNT
006	253870	0110	12/5/12	\$302,173	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
006	253870	0170	1/26/12	\$105,000	NON-REP SALE;FINANCIAL INSTITUTION RESALE
006	278123	0110	4/15/10	\$352,000	QUIT CLAIM DEED; NO MARKET EXPOSURE
006	278126	0410	10/23/12	\$277,500	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
006	406820	0030	10/4/11	\$725,000	RELOCATION - SALE TO SERVICE
006	406830	0330	6/27/12	\$135,000	DIAGNOSTIC OUTLIER; RETENTION EXCLUSION
006	439160	0206	3/17/12	\$319,950	RELOCATION - SALE TO SERVICE
006	439220	0195	5/18/12	\$83,500	DOR RATIO;FINANCIAL INSTITUTION RESALE
006	439220	0340	12/11/12	\$105,000	SALE CHARACTERISTICS DO NOT MATCH 2013 AV
006	541630	0240	3/22/12	\$543,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
006	615180	0571	2/4/10	\$19,102	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
006	615180	0571	5/1/12	\$135,000	NON-REPRESENTATIVE SALE; ESTATE
006	615180	0606	1/4/10	\$274,478	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
006	669993	0070	3/11/10	\$266,000	NON-REPRESENTATIVE SALE
006	669993	0260	7/19/12	\$310,000	RELOCATION - SALE TO SERVICE
006	669993	0270	9/25/12	\$377,429	NO MARKET EXPOSURE; GOV ; EXEMPT EXCISE TAX
006	669993	0510	1/25/10	\$253,777	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
006	669994	0070	12/12/11	\$290,000	RELOCATION - SALE TO SERVICE
006	669994	0250	4/14/11	\$363,361	NO MARKET EXPOSURE; GOV; EXEMPT EXCISE TAX
006	669995	0240	5/12/12	\$265,000	RELOCATION - SALE TO SERVICE
006	679140	0140	4/12/11	\$194,818	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
006	679140	0170	1/4/10	\$11,958	DOR RATIO; QCD; EXEMPT EXCISE TAX; RELATED PARTY

Improved Sales Removed in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	679140	0620	6/15/10	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	679140	1000	3/29/11	\$145,203	NON-REP SALE;FINANCIAL INSTITUTION RESALE
006	681795	0020	8/28/12	\$115,000	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
006	681795	0180	12/20/12	\$131,242	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
006	681795	0220	8/24/11	\$105,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
006	681796	0010	10/6/11	\$105,000	REAL MH;GOV AGENCY; EXEMPT EXCISE TAX; SHORT SALE
006	729980	0140	12/17/10	\$750,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
006	729980	0180	8/6/12	\$625,000	RELOCATION - SALE TO SERVICE
006	729981	0060	6/14/11	\$579,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
006	729981	0080	6/25/12	\$607,000	UNFINISHED AREA
006	757005	0140	7/8/10	\$339,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
006	757005	0190	10/25/10	\$304,000	NON-REP SALE;FINANCIAL INSTITUTION RESALE
006	757005	0480	1/18/11	\$292,000	NON-REP SALE;FINANCIAL INSTITUTION RESALE
006	757006	0100	12/26/12	\$400,000	RELOCATION - SALE TO SERVICE
006	757006	0100	12/27/12	\$400,000	RELOCATION - SALE TO SERVICE
006	757006	0170	10/2/12	\$328,460	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
006	757070	0040	6/26/12	\$168,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE NORM
006	757400	0110	9/11/12	\$114,431	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
006	770143	0150	4/30/12	\$165,199	NON-REP SALE;FINANCIAL INSTITUTION RESALE
006	770143	0240	5/22/12	\$272,841	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
007	084400	0160	5/30/12	\$155,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
007	084400	0160	3/18/11	\$92,100	DOR RATIO;FINANCIAL INSTITUTION RESALE
007	084400	0175	12/13/12	\$336,521	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
007	084400	0180	5/10/10	\$186,800	OBSOL;SHORT SALE; FINANCIAL INSTITUTION RESALE
007	084400	0185	3/11/11	\$152,250	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
007	084400	0320	9/12/12	\$60,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
007	084400	1015	4/15/11	\$169,000	NON-REP SALE;FINANCIAL INSTITUTION RESALE
007	084400	1140	7/20/12	\$51,050	DOR RATIO;GOVERNMENT AGENCY; EXEMPT EXCISE TAX
007	142106	9005	2/2/12	\$275,000	IMP COUNT; BANKRUPTCY; QUIT CLAIM DEED
007	142106	9030	12/19/12	\$120,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
007	142106	9031	12/24/12	\$114,000	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
007	142106	9042	6/27/12	\$145,000	NON-REP SALE;FINANCIAL INSTITUTION RESALE
007	142106	9062	2/16/12	\$445,124	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
007	142106	9072	12/23/11	\$262,520	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE NORM
007	202550	0060	7/23/12	\$136,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
007	202550	0064	3/29/10	\$265,225	OBSOL; IMP. CHARACTERISTICS CHANGED SINCE SALE
007	202560	0110	7/7/10	\$215,000	IMP CHAR CHANGED SINCE SALE; FINANCIAL INST RESALE
007	202560	0170	2/15/12	\$156,431	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
007	214095	0080	5/5/10	\$130,000	DOR RATIO;FULL SALES PRICE NOT REPORTED
007	214095	0180	1/28/11	\$171,768	CORPORATE AFFILIATES
007	214095	0180	6/17/10	\$153,000	DOR RATIO; IMP. CHAR CHANGED SINCE SALE
007	214095	0230	6/17/10	\$153,000	DOR RATIO;BUILDER SALES; FINANCIAL INSTIT SALE
007	214095	0350	10/12/12	\$330,000	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
007	252206	9040	11/9/11	\$100,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	252206	9065	11/3/10	\$65,000	NO MARKET EXPOSURE; ESTATE; EXEMPT EXCISE TAX
007	252206	9076	4/19/10	\$90,000	DOR RATIO; IMP. CHAR CHANGED SINCE SALE
007	262106	9046	9/24/10	\$565,000	IMP COUNT
007	289140	0050	8/3/10	\$306,400	NO MARKET EXPOSURE; RELATED PARTY/FRIEND/NGHBR
007	289140	0438	11/29/10	\$171,000	AUCTION SALE; FORCED SALE; FINANCIAL INSTIT SALE
007	289400	0060	2/28/12	\$475,000	NON-REP SALE;FINANCIAL INSTITUTION RESALE
007	302207	9035	12/12/12	\$640,000	UNFINISHED AREA
007	302207	9038	1/25/12	\$310,000	NON-REP SALE;FINANCIAL INSTITUTION RESALE
007	302207	9075	3/23/12	\$333,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	302207	9080	4/19/10	\$550,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
007	302207	9080	3/1/10	\$728,429	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
007	302207	9086	10/22/12	\$622,750	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
007	302207	9089	2/26/11	\$2,000	DOR RATIO
007	346340	0030	12/5/11	\$280,042	NO MARKET EXPOSURE; GOV; EXEMPT EXCISE TAX
007	362206	9037	11/1/12	\$85,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
007	362206	9037	12/7/11	\$145,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
007	362206	9108	7/6/12	\$643,950	RELOCATION - SALE TO SERVICE
007	408080	0070	3/4/10	\$151,052	NON-REP SALE;FINANCIAL INSTITUTION RESALE
007	423340	0100	4/18/12	\$106,500	NO MARKET EXPOSURE; BANKRUPTCY
007	423340	0450	6/12/12	\$268,702	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
007	510451	0150	10/27/11	\$353,076	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
007	510451	1620	11/25/11	\$419,000	RELOCATION - SALE TO SERVICE
007	510451	2170	10/3/12	\$342,700	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
007	510452	0430	6/3/10	\$302,500	NON-REPRESENTATIVE SALE; SHORT SALE
007	510452	0740	12/16/11	\$163,044	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
007	510453	0740	9/13/12	\$250,628	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
007	510453	1090	10/15/12	\$292,000	RELOCATION - SALE TO SERVICE
007	510453	1440	5/28/12	\$560,000	RELOCATION - SALE TO SERVICE
007	510453	1500	4/26/12	\$352,500	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
007	510453	2040	9/18/10	\$350,000	RELOCATION - SALE TO SERVICE
007	510454	0220	11/4/10	\$409,000	NON-REPRESENTATIVE SALE
007	510454	0310	1/8/10	\$455,000	NON-REP SALE;FINANCIAL INSTITUTION RESALE
007	510454	0650	2/3/11	\$344,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
007	510454	0650	7/7/11	\$345,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
007	510454	0660	1/25/10	\$349,000	NON-REPRESENTATIVE SALE
007	563600	0350	8/25/11	\$190,000	NON-REP SALE;FINANCIAL INSTITUTION RESALE
007	564360	0170	1/5/11	\$125,000	NON-REPRESENTATIVE SALE
007	564360	0325	12/7/11	\$190,577	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
007	564360	0351	4/12/12	\$144,000	UNFINISHED AREA; FINANCIAL INSTITUTION RESALE

Vacant Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	132206	9136	10/6/2011	\$125,000	219542	N	N
001	142206	9102	10/24/2011	\$179,000	215186	N	N
001	142206	9112	9/22/2010	\$262,500	71003	N	N
001	574750	0030	7/20/2010	\$225,000	128057	N	N
002	275220	0066	1/9/2012	\$115,000	121096	Y	Y
002	332306	9017	10/14/2010	\$110,000	85377	N	N
006	042106	9091	9/27/2012	\$150,000	54450	N	N
006	102106	9030	12/16/2010	\$20,000	5200	N	N
006	406760	0200	3/15/2011	\$550,000	15000	Y	Y
006	541630	0190	6/15/2010	\$155,000	97240	N	N
006	541630	0270	8/9/2010	\$170,000	118598	N	N
006	541630	0300	3/18/2011	\$165,000	146251	N	N
006	729981	0100	9/19/2011	\$210,000	94403	N	N
007	022106	9001	3/31/2012	\$300,000	1698840	N	N
007	152106	9052	12/15/2010	\$200,000	602870	N	N
007	242106	9037	7/12/2011	\$134,000	274428	N	N
007	302207	9009	3/27/2012	\$299,000	916502	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	012206	9086	9/26/2011	\$45,000	NO MRKT EXPOSURE;RELATED PARTY/FRIEND/NHBR
001	082207	9029	2/22/2010	\$79,048	NO MARKET EXPOSURE;FINANCIAL INSTITUTION SALE
001	122206	9059	9/1/2010	\$100,000	NO MARKET EXPOSURE
001	146540	0187	6/20/2011	\$50,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE
001	262307	9022	10/13/2010	\$62,500	GOVERNMENT AGENCY; NO MARKET EXPOSURE
002	146940	0050	7/26/2010	\$135,000	NO MRKT EXPOSURE;RELATED PARTY/FRIEND/NHBR
002	152206	9110	3/13/2012	\$135,000	NON-REPRESENTATIVE SALE
002	192306	9053	10/26/2012	\$290,000	NO MRKT EXPOSURE;RELATED PARTY/FRIEND/NHBR
002	232206	9036	8/3/2010	\$13,000	RELATED PARTY/FRIEND/NEIGHBOR; ESTATE ADMIN
002	232206	9193	6/8/2010	\$22,500	DEVELOPMENT RIGHTS TO PRVT DEVELOPER
002	232305	9032	8/24/2010	\$90,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
002	275220	0065	6/27/2012	\$72,000	NON-REPRESENTATIVE SALE
002	322306	9025	2/24/2012	\$2,000	FRIEND OR NEIGHBOR;NO MARKET EXPOSURE
002	322306	9050	8/10/2011	\$308,000	NO MARKET EXPOSURE; GOV AGENCY; MOBILE HOME
002	511140	0097	9/27/2010	\$205,000	TEAR DOWN; NO MARKET EXPOSURE; GOV AGENCY
002	511140	0100	2/24/2011	\$99,000	GOVERNMENT AGENCY; NO MARKET EXPOSURE
002	511240	0103	12/29/2011	\$275,000	NO MRKT EXPOSURE;GOV AGENCY;MULTI-PARCEL SALE
006	032106	9043	7/8/2010	\$400,000	PURCHASED BY NEIGHBOR; NO MARKET EXPOSURE
006	406760	0285	1/12/2012	\$195,000	NON-REPRESENTATIVE SALE; FINANCIAL INST SALE
006	541630	0260	2/3/2012	\$375,039	NO MRKT EXPOSURE;BNKRPTCY;EXEMPT EXCISE TAX
006	681795	0310	9/18/2012	\$2,000	FRIEND OR NEIGHBOR; NO MARKET EXPOSURE; QCD
006	757005	0110	12/13/2012	\$310,000	IMPROVED SALE - IMP NOT PICKED UP
006	757005	0120	12/11/2012	\$284,950	IMPROVED SALE - IMP NOT PICKED UP
006	757005	0210	11/1/2012	\$284,950	IMPROVED SALE - IMP NOT PICKED UP
006	757005	0310	10/17/2012	\$269,950	IMPROVED SALE - IMP NOT PICKED UP
006	757005	0340	9/13/2012	\$289,950	IMPROVED SALE - IMP NOT PICKED UP
006	757005	0390	8/29/2012	\$299,950	IMPROVED SALE - IMP NOT PICKED UP
006	757005	0420	12/27/2012	\$277,950	IMPROVED SALE - IMP NOT PICKED UP
006	757005	0440	9/18/2012	\$289,950	IMPROVED SALE - IMP NOT PICKED UP
006	757005	0470	9/4/2012	\$296,950	IMPROVED SALE - IMP NOT PICKED UP
007	072107	9043	6/2/2011	\$180,000	NON-REPRESENTATIVE SALE; FINANCIAL INST SALE
007	132106	9057	7/23/2010	\$293,492	CORPORATE AFFILIATES;BUILDER/DEVELOPER SALES
007	142106	9193	4/27/2011	\$15,000	PLOTTAGE
007	142106	9194	4/27/2011	\$20,000	PLOTTAGE
007	142106	9195	4/27/2011	\$38,500	PLOTTAGE
007	214095	0040	5/3/2011	\$47,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	222106	9022	6/14/2010	\$56,304	PARTIAL INTEREST (1/3, 1/2, Etc.);
007	222106	9059	6/14/2010	\$27,500	FULFILLMENT OF CONTRACT DEED
007	242106	9025	5/8/2012	\$2,500	EASEMENT OR RIGHT-OF-WAY; GOVERNMENT SALE
007	272106	9002	3/2/2011	\$27,500	NON-REPRESENTATIVE SALE
007	302207	9090	12/6/2010	\$1,500	PARTIAL INTEREST (1/3, 1/2, Etc.);

Mobile Home Sales Used in this Annual Update Analysis
Area 57

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	112206	9091	9/12/2011	\$241,500	112012	N	N
001	122206	9110	8/26/2010	\$267,000	63818	N	N
001	132206	9028	4/20/2011	\$187,500	104544	N	N
001	142206	9067	4/2/2010	\$265,000	237837	N	N
002	208520	0625	5/3/2011	\$96,950	7262	Y	Y
002	232206	9070	9/28/2012	\$250,000	73826	Y	Y
002	445900	0080	10/1/2012	\$137,000	10350	N	N
006	042106	9080	3/24/2010	\$175,000	25181	N	N
006	928380	0187	9/24/2012	\$110,000	15575	N	N
007	289140	0010	1/10/2011	\$265,000	182831	N	N

Mobile Home Sales Removed in this Annual Update Analysis
Area 57

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	102206	9191	11/16/2011	\$85,956	FULL SALES PRICE NOT REPORTED; QUIT CLAIM DEED
001	132206	9013	2/8/2010	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	132206	9042	4/11/2012	\$171,103	TEAR DOWN; GOV AGENCY; EXEMPT EXCISE TAX
001	152206	9082	3/26/2012	\$57,500	NON-REPRESENTATIVE SALE; MOBILE HOME
001	152206	9082	6/24/2011	\$15,000	QUIT CLAIM DEED; NO MARKET EXPOSURE
002	152206	9050	1/30/2012	\$100,000	ESTATE; NO MARKET EXPOSURE; MOBILE HOME
002	232206	9047	1/18/2011	\$192,500	IMPROVEMENT & MH SALE; FINANCIAL INSTIT SALE
002	292306	9050	9/1/2011	\$95,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
002	445900	0160	8/23/2010	\$60,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	681796	0130	12/27/2012	\$123,382	NO MARKET EXPOSURE; BANKRUPTCY; MH
006	681796	0130	12/26/2012	\$123,382	NO MARKET EXPOSURE; BANKRUPTCY; MH
007	142106	9181	10/17/2012	\$154,227	NO MARKET EXPOSURE; BANKRUPTCY; MH
007	142106	9181	9/4/2012	\$154,228	NO MARKET EXPOSURE; BANKRUPTCY; MH
007	162106	9040	1/18/2011	\$72,000	NO MRKT EXPOSURE; IMP. CHAR CHANGED SINCE SALE
007	408080	0190	9/12/2012	\$90,000	NO MARKET EXPOSURE; ESTATE; RELATED PARTY